PLAN OF CONSERVATION AND DEVELOPMENT

CITY OF ANSONIA, CONNECTICUT

PLANNING AND ZONING COMMISSION

Effective Date: August 6, 2018
ACKNOWLEDGEMENTS

Special thanks and Acknowledgements to:

Members of the Planning and Zoning Commission:

Jared Heon-Chairman
Larry Pellegrino- Vice Chairman
Micheal Bettini
Maureen McMcormack Conrado
Kenneth Moffat
Timothy Holman
William Malerba

And to:

Mayor David S. Cassetti
David Elder, AICP – City Planner
Sheila O’Malley - Economic Development Director
Ronda Porrini - Land Use Administrator
Anna Andretta – Grants Specialist

As well as to the residents of the City of Ansonia, all past
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Letter from P&Z Commission
Ansonia POCD 2018

August 7, 2018

To Ansonia Residents and Stakeholders:

This document is the 2018 Plan of Conservation and Development (POCD) for Ansonia, Connecticut. The effective date is August 6, 2018. It is a living document meant to guide Ansonia’s physical, social and economic development over the next ten (10) years, 2018 – 2028.

The POCD is the product of discussions with Ansonia residents, town boards and commissions. Through public outreach via online surveys, public hearings and meetings, priorities for Ansonia’s growth and management of resources were identified. The POCD’s recommended goals and strategies were based on these priorities and are designed to:

- improve and maintain the overall quality of life in Ansonia, and
- promote responsible development, and
- preserve and promote the character of Ansonia.

We invite you to read and reflect on the plan and take an active role in its implementation. With the guiding goals and strategies of this plan, we continue our work to keep Ansonia a great place to live, work and visit.

Sincerely,

[Signature]

PLANNING AND ZONING COMMISSION
Jared Heon, Chairman
PLAN OF CONSERVATION AND DEVELOPMENT

CITY OF ANSONIA, CT

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About the POCD

POCD Purpose

A Plan of Conservation and Development (POCD) is an advisory document and tool for guiding the future development of a community. It documents the careful consideration of a municipality’s physical and economic growth and recommends how it may be achieved with the greatest efficiency and economy. The Plan recommendations can be a continuation of current practices and procedures or, when appropriate, can recommend new directions or initiatives. Public and private development as well as land use decisions made for Ansonia should be consistent with its Plan of Conservation and Development.

The goals and recommendations of this Plan reflect the overall consensus of the best future for Ansonia and its residents. This Plan was prepared by the Ansonia Planning and Zoning Commission with input from Ansonia residents and city boards and commissions. It is an primarily a policy statement addressing the physical, social and economic development of the community, with recommended strategies toward implementing policy over the next ten (10) years, that is 2018 – 2028.

In the Connecticut General Statutes (CGS) 8-23, the State has outlined the topics which municipalities and their planning commissions must include or address when preparing or amending a POCD. The local planning commission is given the statutory responsibility to prepare the plan and has sole authority for adopting and amending it.

The following growth management principles, outlined in the 2013-2018 Conservation and Development Policies: the Plan for Connecticut, informed Ansonia’s POCD:

1. Redevelopment and revitalization of commercial centers...
2. Expansion of housing opportunities and design choices...
3. Concentration of development around transportation nodes...
4. Conservation and restoration of the natural environment, cultural and historical resources, and existing farmlands...
5. Protection of environmental assets critical to public health and safety...
6. Integration of planning across all levels of government...

EXCERPTS FROM CONNECTICUT GENERAL STATUTES (CGS) 8-23 - PLAN OF CONSERVATION AND DEVELOPMENT are found on the following page.
The Commission may:

→ Adopt such geographical, function, or other amendments to the plan or parts of the plan as it deems necessary
→ Prepare, amend, and adopt plans for the development and improvement of districts or neighborhoods which contain special problems or opportunities...

The Plan shall:

→ Be a statement of policies, goals, and standards for the physical and economic development of the municipality
→ Provide for a system of principal thoroughfares, sidewalks, multipurpose trails...
→ Be designed to promote...the coordinated development of the municipality...to have compact, transit accessible, pedestrian oriented, mixed-use development patterns and land reuse...recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation, and other purposes and include a map showing such proposed land uses...
→ Recommend the most desirable density of population in...the municipality...
→ Note any inconsistencies with the following growth management principles:
  1. Redevelopment and revitalization of commercial centers...
  2. Expansion of housing opportunities and design choices...
  3. Concentration of development around transportation nodes...
  4. Conservation and restoration of the natural environment, cultural and historical resources, and existing farmlands...
  5. Protection of environmental assets critical to public health and safety...
  6. Integration of planning across all levels of government...
→ Make provisions for the development of housing opportunities...
→ Promote housing choice and economic diversity in housing
→ Consider the following:
  ▪ The need for affordable housing...
  ▪ The need for protection of existing and potential drinking water supplies...
  ▪ The use of cluster development and other development...
  ▪ The state plan of conservation and development...
  ▪ The regional plan of development...
  ▪ Physical, social, economic and governmental conditions and trends...
  ▪ The needs of the municipality...
  ▪ The objectives of energy-efficient patterns of development...
  ▪ Protection and preservation of agriculture.

The Plan may:

→ Show the commission's recommendations for
  ▪ Conservation and preservation of trap rock and other ridgelines...
  ▪ Airports, parks, playgrounds, and other public grounds...
  ▪ The general location, relocation, and improvement of schools...
  ▪ The general location and extent of public utilities...for water, sewage, light, power, transit, and other purposes...
  ▪ The extent and location of public housing projects...
  ▪ Programs for the implementation of the plan...
  ▪ Proposed priority funding areas...
How to Use the POCD

This Plan of Conservation and Development is an advisory document, not only to the Planning and Zoning Commission, but to all other city boards and commissions and Ansonia residents. It is intended to guide local residents and provide a framework for consistent decision-making with regard to conservation and development activities in Ansonia over the next decade or so.

While the statutory responsibility to adopt the Plan rests with the Planning and Zoning Commission, implementation will only occur with the diligent efforts of the residents and officials of the City of Ansonia.

Ansonia Planning Approach

During the process of preparing the Plan, the following planning approach emerged as the foundation for this Plan of Conservation and Development:

Ansonia’s greatest asset is its people, who are willing to work and take a chance to improve their City. Plans for Ansonia’s future will guide this work to promote an appropriate balance of conservation and development in order to:

→ Encourage economic development
→ Preserve Open Space
→ Enhance community character
→ Improve infrastructure of transit, utilities and community facilities
→ Interconnect strategies and other plans to build economic and environmental resiliency

This is the foundation for a sustainable and resilient community, and it is the people of Ansonia who will pursue goals, strategies and actions guided by this planning approach.

While there may be refinements in the goals and strategies of this Plan over time, it is anticipated that this planning approach will remain relevant during the anticipated ten-year life of this Plan of Conservation and Development.
POCD Summary: Vision Statement, Future Land Use, Policies, Consistency

Placing Ansonia

Today

Ansonia is located in New Haven County in southwest Connecticut. The City is bounded by Seymour to the north, Woodbridge to the east, and Derby to the south and west. Ansonia is located about 36 miles southwest of Hartford, the State capital. Ansonia’s name came from the Latinizing of the first name of its founder, Anson Phelps. Present day City of Ansonia was incorporated in 1893.

According to the U.S. Census Bureau, Ansonia had a 2010 population of 19,249 people within its land and water area of about 6.2 square miles (3,968 acres). This is an increase of 695 people (3.7 percent) from the 2000 Census. Population density in 2015 was estimated to be 3,075 people per square mile, an increase of 2.6% over the year 2000 population density. Ansonia’s economy is closely linked to the City of Bridgeport, located about 14 miles to the Southwest and to the City of New Haven, located about 10 miles to the Southeast. Residents of Ansonia commute for work and school to various municipalities along the Waterbury Branch Line and New Haven Line of the Metro-North Commuter Railroad.
**Past – A Brief History of Ansonia**

The Naugatuck River was, and still is, one of the most important natural features in Ansonia's history. The river and other landscape features of this area were formed over millions of years by massive geological and hydrological forces.

While it is believed that the earliest settlements in this area occurred approximately 10,000 years ago, written history is only available for the past 370 years or so. The first known settlements in Ansonia were that of the Native Americans, mainly the Paugussetts of the Algonquian tribe. In the early 1650s, European settlers from New Haven purchased land from the Paugussetts in an area known as the “Great Neck”, which is in present day Derby.

Ansonia was originally part of Derby. As the Naugatuck River valley developed into an industrial focal point, many new industrial operations were established and expanded and competition for labor, land and waterpower was common. Around 1840, an industrialist named Anson Phelps planned to extend the Birmingham (as Derby was then known) manufacturing area up the Naugatuck River. However, a man named Stephen Booth had purchased a key piece of property (Old Bassett's Farm) in this area and was looking to make a large profit. Rather than complete his intended purchase, Mr. Phelps instead made two key land purchases further upstream to provide for his manufacturing plant and establish a dam to allow him to build a series of canals to power the manufacturing plant.
With the availability of waterpower from the canal system, other industrial uses followed. In addition to the Phelps Copper Mill, another industrialist named Almon Farrel purchased land for a mill to produce gears and power drive mechanisms (Farrel Foundry & Machine Co). The machinery produced at the Farrell factory was purchased and used in most of the growing industrial factories in Ansonia, as well as up and down the Naugatuck Valley. Other significant products manufactured in what became Ansonia were brass goods, pins, clocks, and carriage hardware.

The economic growth of this area was encouraged by transportation improvements. The building of the Waterbury River Road (now Route 8) in 1802 allowed the transport of goods from this area to Bridgeport and Waterbury. With the completion of the Naugatuck Railroad in 1845, local goods could be economically transported to an even larger area, both domestic and international.

By the early 1860s, the area around Mr. Phelps’ manufacturing plant and other industries had become a self-sufficient industrialized area with a growing population base. In August 1863, this area became a separate borough of Derby and was named Ansonia in honor of Mr. Phelps. This arrangement lasted until 1889 when Ansonia incorporated as a City in its own right with a separate borough. The population at the time was just over 10,000 people. In 1893, the borough and city consolidated into the present day City of Ansonia.

This area was a center for industrial innovation. It is said that Thomas Edison came to the Wallace and Sons factory in 1878 and that this visit helped Edison refine his own work, resulting in the later establishment of electrical utility systems and the invention of the incandescent light bulb. The establishment of electrical utility systems created a large demand for copper wire and this spurred a major industrial boom for Ansonia. With electricity used for industrial factories, residential houses, commercial stores, trolley lines, and the telephone, Ansonia’s role as an industrial powerhouse was felt for many years.
However, significant changes occurred during August 1955. A major tropical storm caused significant flooding in the Naugatuck River valley and this had a significant effect on Ansonia. The flood, one of the worst in Connecticut history, damaged many of the industrial buildings that lined the river, knocked down the bridges that crossed from West Ansonia, and destroyed whole neighborhood blocks.

Many areas were rebuilt with federal assistance. To reduce the potential for future flood damage, a flood wall system was built to protect the city of Ansonia. While this wall helped tame the river, it also blocked off the Naugatuck River from the downtown and residents. Redevelopment also changed the character of the community.

In many ways, major events in Ansonia's history and its growth and development can be linked to the Naugatuck River. The river helped power Ansonia's industries that in turn produced goods and materials used throughout the world. Although part of the old industrial Ansonia is gone, much of its industrial infrastructure is being redeveloped for a mix of commercial and residential uses.
Major Conditions and Trends

Population

→ City population is expected to increase about 5% between 2010 and 2025.
→ Compared to its neighboring municipalities, Ansonia is expected to be the most populous municipality and experience the highest rate of growth.
→ Population density has increased slightly between 2000 and 2015.
→ Median age of residents is increasing at a higher rate than neighboring municipalities.
→ Residents aged 65+ years are expected to increase only 1.7% between 2010 and 2025.
→ About 13% of residents were disabled in 2015.
→ Ethnic diversity is increasing; Hispanic population in Ansonia has increased about 133% between 2000 and 2010, overshadowing the non-Hispanic population decrease of 6.6%.
→ Number of households is decreasing while size of household is increasing.

Economic and Fiscal

→ Residents are becoming less economically stable – median household income decreased by nearly 30% between 2010 and 2015.
→ Gap between high and low household income brackets has increased between 2010 and 2015.
→ Residents below the poverty level have increased between 2010 and 2015; about 19% of residents were determined to be at or below the poverty level in 2015.
→ Rate of unemployment and the size of the labor force has been decreasing between 2012 and 2015.
→ Residents have the lowest tax burden among its neighboring municipalities (FYE 2015).
→ About 42% of municipal revenue is sourced from intergovernmental aid (FYE 2015), the highest among its neighboring municipalities.

Housing

→ The number of housing units dropped between 2010 and 2015, about 9%.
→ Ansonia residents are more housing cost burdened than the state average and most of its neighboring municipalities.
→ In 2015 there were about equal numbers of single and multifamily housing units.
→ Low vacancy rates, about 6%, of Ansonia’s housing units in 2015.
→ About 42% of structures in 2015 were built before 1939.

Land Use and Development

→ In 2018, there were about 382 acres of undeveloped, or vacant, land available in Ansonia.
→ As of February 2018, there are 12 brownfield sites in Ansonia with potential for redevelopment.
→ Ansonia had about 26% of its land used for recreational or open space purposes in 2018.
How Ansonia sees itself in 2028

Ansonia is an urban community which takes pride in its varied architectural gems, downtown City Center district and the many recreation options available to its residents and visitors. As Ansonia grows in population and economic development, its residents and stakeholders envision Ansonia as a place where:

→ Its downtown Main Street is the premier mixed use commercial and residential center of the Valley, where affordable housing and transit options, shopping and restaurants, an active arts culture, and technology attract a new set of multigenerational residents and visitors.
→ Industrial infrastructure is redeveloped for commercial and residential mixed uses and small scale advanced manufacturing.
→ It is a regional center for advance manufacturing training facilities and green industries.
→ Infrastructure, public transit and City services meet the needs of current residents.
→ Access to transit and amenities is available for persons with and without disabilities.

Figure 6 Ansonia, CT in Autumn 2014, photo by COGCNV staff
Future Land Use

Ansonia's Future Land Use Patterns largely reflect the trends in development of the City over the past thirty years with 2 major diversions:

1. The historically industrial areas east and west adjacent to the Naugatuck River are envisioned to be redeveloped as mixed-use commercial with more dense residential development to support the commercial development.

2. More dense residential development occurring in the commercial centers. Historically, the City's Center supported industrial land use development with limited supporting commercial development and predominantly 1 or 2 family homes on periphery changing to single family moving out from the City Center. An increasing residential density in the City Center will result in 3-4, or multi-family housing in the City Center Zone and will be mutually supportive of the commercial services locating to support the residential needs.

The remaining land area of Ansonia is expected to be consistent with existing uses in regards to undeveloped land, open space, industrial, manufacturing, and publicly available spaces. The City has invested significantly in its industrial parks to provide adequate transportation and public services including water and sewer to enable to growth in these areas, but it is not expected that more land will be developed for industrial or manufacturing beyond what has already been reserved for those types of land uses. See Map 2, Future Land Use, on the next page for more information about anticipated land use patterns.
Future Land Use
City of Ansonia, CT

Map 2
Policies and Strategies toward the 2028 Vision

Conservation Policies

→ Protect Natural Resources
→ Preserve Open Space
→ Protect Historic Resources
→ Enhance Community Character

Conservation Strategies

Natural Resources
1. Continue to enforcement of the 100 - foot regulated activity area around streams, rivers, and regulated wetland areas.
2. Consider adopting regulations to provide green space between new development and the Naugatuck River.
3. Discourage building and road development on steep slopes (15 percent or greater)
4. Continue to allow exceptions for preservation of natural features (zoning sec 330.16), and consider increasing the preservation area.
5. Reactivate, to the extent possible, the Naugatuck River waterfront as an amenity.
6. Reduce the number of new private wells in areas with known ground water scarcity
7. Protect ground water resources from point source pollution

Open Space
8. Create an inventory of existing open spaces and identify opportunities for the creation of a parks system in the City’s neighborhoods.
9. Preserve more open space to preserve natural resources.
10. Study feasibility of an elevated walkway along the Naugatuck River flood retaining wall.
11. Encouraging the preservation of open space by private organizations (i.e. Ansonia Rod and Gun Club).
POCD Summary: Vision Statement, Future Land Use, Policies, Consistency

**Development Policies**

→ Enhance Community Structure...
→ Maintain Residential Areas...
→ Encourage Economic Development...
→ Monitor Community Facilities Needs
→ Consider Transit Oriented Development
→ Encourage Brownfield Redevelopment

**Development Strategies**

**Community Structure**

1. Manage the older industrial areas and consider mixed use development options.
2. Concentrate on developing those areas designated as industrial parks, while preserving the adjoining residential areas.
3. Reactivate the Naugatuck River Waterfront.

**Housing & Residential Areas**

4. Evaluate the rehabilitation of the affordable housing units in the community.
5. Consider mixed use development downtown.
6. Maintain the existing residential areas.
7. Support initiatives that promote the ability of elderly citizens to remain in their homes.
8. Support innovative programs and regulatory initiatives that encourage homeowners to reside in Ansonia rather than increasing the incidence of absentee landlords.

**Business & Economic Development**

9. With professional assistance, prepare a comprehensive study of downtown Ansonia, including the Latex Foam site.
10. Create a downtown that functions as a business and social center.
11. Actively integrate housing into the downtown.
12. Conduct an overall survey of business types in the downtown.
14. Actively seek ways to make Ansonia a destination.
15. Provide guidance to the downtown for people traveling from major highways.
16. Encourage the use of signage along major roadways to make the business district more visible.
17. Enhance the gateways to the downtown.
18. Enhance the downtown Main Street area through:
   - Sidewalk enhancements,
   - Open space, grassed sitting areas,
   - Lighting improvements, and
   - Smart Cities technologies, including publicly accessible WiFi.
19. Conduct a parking needs assessment for the downtown area.
Explore ways to diversify the local economic base to meet the needs of new business ventures.

Encourage the development of industrial parks while;

- Protecting established residential areas, and
- Protecting natural resource areas.

Transit Oriented Development

Continue to advance and implement Transit Oriented Development in the City Center Zone and along both sides of the Naugatuck River,

Evaluate the existing parking supply and demand in the City Center Zone and evaluate revisions to the standard parking requirements to facilitate TOD

Incorporate transit access when developing high density residential and mixed use parcels.

Brownfields Redevelopment

Encourage redevelopment and reuse of brownfield sites when feasible.

Continue to work with the NVCOG Regional Brownfields Partnership to assess potential sites which are good candidates for further remediation assistance.

Community Facilities

Encourage the implementation of the recommendation of the Inflow and Infiltration Study.

Pursue efforts to encourage and recognize volunteer staff.

Encourage the evaluation of the Police Department needs.

Evaluate the community’s needs and appropriate resources accordingly.
Infrastructure Policies

→ Improve Transportation Circulation
→ Enhance Pedestrian Travel
→ Maintain and Enhance Public Utilities

Infrastructure Strategies

Transportation

1. Improve roadway circulation.
2. Update roadway classifications.
3. Consider conducting a downtown traffic circulation plan.
4. Manage roadway improvements.
5. Continue to work with the Naugatuck Valley Council of Governments to implement roadway improvements.
6. Continue to make roadway improvements and to address safety and capacity issues.
7. Support the enhancement of transit services to best meet the needs of the community.
8. Enhance pedestrian and bicycle travel.
9. Establish and maintain a sidewalk inventory and make improvements and/or connection where necessary.
11. Encourage the development of bikeways when roadway improvement projects are designed and constructed.
12. Continue to construct the Naugatuck River Greenway off road trail system.

Utilities

14. Encourage residences on well water to convert to the public water supply.
15. Monitor the public water supply for future community needs.
16. Implement the recommendation provided in the Inflow and Infiltration study.
17. Encourage enhancements to wired utilities.
18. Continue to require that all new utilities be placed underground.
19. Encourage the burying of overhead utilities when redevelopment occurs.
20. Consider adopting new streetlight policy and design guidelines in accordance with PA 01-134.
22. Consider adopting regulations or guidelines addressing wireless facilities.
23. Reduce the number of new developments on well water supply, especially in areas with repeated, and known, well and ground water supply shortages, as evidenced through Naugatuck Valley Health District new and deeper well drilling permits.
Implementation Priorities

Implementation of the Plan is a gradual and continual process. While some recommendations can be carried out in a relatively short period of time, others may only be realized towards the end of the planning period, and some may be even more long-term in nature. Further, since some recommendations may involve additional study or a commitment of fiscal resources, their implementation may take place over several years or occur in stages.

Implementation Tools

Tools available to implement the Plan of Conservation and Development (POCD) include:

Annual Work Program - The strategies in this plan can be used by the Planning & Zoning Commission to develop an annual work program, both for itself and other boards and commissions.

Plan of Conservation & Development (POCD) - Using the POCD as a guide for land use decisions by the Planning & Zoning Commission will help accomplish the goals and objectives of the POCD. All land use proposals should be measured and evaluated in terms of the POCD and its various elements.

Zoning and Subdivision Regulations - The Zoning and the Subdivision Regulations provide specific criteria for land development at the time of applications. As a result, these regulations are important tools to implement the recommendations of the POCD. However, this is only true if the regulations reflect the policies of the POCD.

Capital Budget - The Capital Budget (or Capital Improvement Program) is a tool for planning major capital expenditures of a municipality so that local needs can be identified and prioritized within local fiscal constraints that may exist. A five-year capital budget should be prepared for Ansonia.

Referral of Municipal Improvements - Section 8-24 of the Connecticut General Statutes requires that municipal improvements (defined in the statute) be referred to the Planning & Zoning Commission for a report before any local action is taken. A proposal disapproved by the Commission can only be implemented after a two-thirds vote by Town Meeting.

Plans which inform and are related to the POCD include but are not limited to:

→ City Center Zone Plan - (2006)
→ Valley Council of Governments (VCOG) Long Range Transportation Plan (2015-2040)
→ Natural Hazard Mitigation Plan 2012 – Valley Council of Governments
→ Village District Zoning and Historic Building Development Plan – September 2016
→ Community Connectivity Program – Ansonia Main Street – Route 115 – Road Safety Audit October 25, 2016
→ Valley Community Index: Understanding the Valley Region (2016) – Valley Community Foundation
Regional Partners

Before 2015, Ansonia was a member of regional planning organization (RPO) known as the Valley Council of Governments (VCOG), which included three (3) other municipalities. After the consolidation of VCOG and another RPO, the Council of Governments of the Central Naugatuck Valley (COGCNV), Ansonia joined a new nineteen (19) member regional planning organization known as the Naugatuck Valley Council of Governments (NVCOG). As an NVCOG member, Ansonia addresses regional planning issues related to transportation, land use, conservation and development. NVCOG member municipalities neighboring Ansonia include Seymour and Derby. Ansonia borders member municipalities of the South Central Connecticut Council of Governments (SCCOG) namely Woodbridge.

Regional groups with which Ansonia collaborates:

→ Emergency management: Regional Emergency Planning Team (REPT) Region 2
→ Economic Development: Bridgeport-Stamford Labor Market Area, Naugatuck Valley Economic Development District, The Greater Valley Chamber of Commerce, Connecticut Main Street Program,
→ Health District: Naugatuck Valley Health District
→ Metropolitan Planning Organization (MPO): Greater Bridgeport and Valley MPO
→ Foundations: Valley Community Foundation
→ Regional Councils of Government: NVCOG, South Central Connecticut Council of Governments (SCCOG)
→ NVCOG Regional Brownfields Partnership

Figure 7 Shore Line Trolley Museum, East Haven, CT, 2011, Photo by Frank Pfuhler
Consistency with Regional and State POCD’s

The Plan’s goals and recommendations reflect the overall consensus of what is best for Ansonia and its residents, with consideration given to existing conditions and trends. Strategies in the Plan are also consistent with broader regional and state growth principles as described in the State’s Conservation and Development Plan and corresponding Locational Guide Map (2013 – 2018) (Map 3).

Ansonia is a member of the Naugatuck Valley Council of Governments (NVCOG). Since an NVCOG Regional Plan has not been adopted, the Valley Council of Governments (VCOG) Regional 2008 Regional Plan provided guidance and focus for the preparation of this Plan. In the preparation of the municipal plan, Section 8-23 of the Connecticut General Statutes requires consideration of the Regional Plan of Conservation and Development and the State Conservation and Development Plan prepared by the Connecticut Office of Policy and Management. The growth strategies in Ansonia’s Plan have been reviewed by the City of Ansonia, Ansonia’s Planning and Zoning Commission, and the Naugatuck Valley Council of Governments and have been found to be generally consistent with the goals and growth principles of the current State Conservation and Development Plan, the State’s Draft 2018-2023 Plan, as well as the 2008 Valley Council of Governments Regional Plan of Conservation and Development.
What the Community Tells Us – Public Participation

The POCD is a statement of the community’s shared vision for its future. For a vision to be valid and be acted upon, it must include the input of as many of its residents and community stakeholders as possible.

How does public input matter?

→ Brings meaning and relevancy to the plan.
→ Prioritizes economic and development actions.
→ Helps decision-makers understand what needs to be addressed over next ten years.

During the preparation of the Ansonia POCD, the following public outreach was undertaken:

Online Survey

→ posted to the City website’s Planning and Zoning Commission webpage
→ opened December 1, 2017 and closed February 5, 2018 - 116 responses

Public Workshop

→ Held on January 22, 2018 at Ansonia City Hall, Aldermanic Chambers, 6 PM – 7:30 PM
→ In attendance: 3 Planning and Zoning Commissioners, City Planner, Mayor, Economic Development Director

Discussions with the Board of Alderman and City Commissions at their regularly scheduled public meetings
Public Workshop

January 22, 2018 – 6 PM – 7:30 PM - Ansonia City Hall - Aldermanic Chambers

The Naugatuck Valley Council of Governments staff facilitated a Planning and Zoning Commission public workshop for the Ansonia POCD. The purpose of this session was to engage with Ansonia’s residents and stakeholders to learn about their current priority issues, assets, and challenges regarding land use, economy, infrastructure, services and environment. Maps of land use, zoning, and housing stock were displayed around the room. After a brief presentation of trends and conditions based on federal and state data analysis, the following questions were posed those in attendance:

Thinking about the City of Ansonia:

1. What’s good now?
   → What do you like?
   → What should be maintained?

   Answers: Nature Center, Main Street festivals, the Emmett O’Brien Technical High School, and Fountain Lake Park, Ansonia’s people

2. What’s not working?
   → What do you dislike?
   → What needs to change?

   Answers: Population density, blighted buildings, not enough usable commercial space and open space,

3. What opportunities are there?
   → What new things can be done to make Ansonia better?
   → What do you hope to see in Ansonia’s future?

   Answers: Repurpose historic buildings, two and three family homes allow density in close proximity to downtown, Ferrel and Ansonia Copper and Brass properties, renovate Opera House, and allow more access to area businesses by extending Riverside Drive to Route 8 exit 19.

4. What questions haven’t we asked that need to be asked?

   General comments:
   → Concerns with overpopulation and housing density.
   → Economic development should include accessible internet and smart city features which could feasibly be installed in the parallel three street corridor comprising Ansonia’ core business district.
   → City has good bones.
Online Survey

The anonymous online survey was composed of forty (40) questions. Respondents could answer as many questions as they wished. The following topics were addressed:

1. About your home
2. About how you get around Ansonia
3. About Ansonia’s community services, facilities and recreational areas
4. About what Ansonia does well and where it needs some work
5. About you – demographic data about the respondents

The survey was posted to Ansonia City website on December 1, 2017. By the time it was closed on February 20, 2018, a total of 116 responses were collected. A short summary of the responses follows:

**About your home**

<table>
<thead>
<tr>
<th>Length of Residency</th>
<th>Less than 1 year</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>Over 10 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Own or Rent?</td>
<td>Own 91.0%</td>
<td>Rent 7.0%</td>
<td>Other 1.8%</td>
<td></td>
</tr>
<tr>
<td>Age of Home</td>
<td>&lt;1 year 0.0%</td>
<td>1-5 years 0.0%</td>
<td>6-15 years &lt;1%</td>
<td>16-30 years 13.1%</td>
</tr>
<tr>
<td>Condition of Home</td>
<td>Excellent 23.9%</td>
<td>Good 55.0%</td>
<td>Fair 21.2%</td>
<td>Poor 0.0%</td>
</tr>
</tbody>
</table>

Where survey respondents lived, relative to the Naugatuck River.

22% West of the Naugatuck
78% East of the Naugatuck

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Common Concerns and Shared Visions

Top 5 Features and Assets in Ansonia

1. Access to Rt. 8
2. Diverse Population
3. Parks
4. Public Safety and Security
5. Housing options and affordability

Top 5 Issues Facing Ansonia

1. Need to revitalize the downtown area
2. Need to enhance the appearance of Ansonia
3. Education
4. Lack of jobs
5. Improve the condition and quality of housing

Top 5 Downtown Priorities

1. New retail businesses
2. Mixed-use development (commercial, retail, and housing) in downtown
3. Renovation of existing housing
4. New community center
5. New restaurants

Top 5 Planning and Economic Development Priorities

1. Mixed-use development (commercial, retail, and housing) downtown
2. Redevelopment of Main St and East Main St
3. Make Ansonia more pedestrian and bike friendly
4. Parking for downtown development
5. Enhancement of the Ansonia rail station
Strategies for Economic Development

1. There are a lot of people in Ansonia that are in need of blue collar jobs. Bring in the industrial use companies that will provide steady work.
2. Use downtown for space for apartments one or two bedroom type
3. dog parks
4. Divert traffic off Olson Drive
5. Clean and update sidewalks
6. Canoe / kayak launch
7. Bike Path on Platt Street Hill and Pulaski Highway
8. Finish painting corner of main and maple by AHA
9. evaluate shared bike lanes (new haven example)
10. Improve accessibility to public buildings
11. New Greeway trail
12. Create park on Olson Drive
13. Better connection to downtown starting at division street
14. Safe Walkway for Students who walk to Ansonia High School
15. consider directory kiosks, directory app for ease of shopping
16. Facade cohesiveness on downtown storefronts and signs

Other Planning and Economic Development Priorities

1. Embrace "Home of the Bicycle"
   Healthy lifestyle - green - workout stations downtown - attracts millennials
2. Streetscape
3. We need a better recycling program
4. new senior center
5. In city bus service
6. Make youth activities more affordable
7. With parking lots by A.R.M.S. and Fitzpatrick's as well as street parking, downtown isn't bad pedestrian wise.
8. Clean up the Brass and Farrel buildings. Start with the ones visible from the street.
9. Combine services in Ansonia, Derby and Seymour.
10. Arts & Cultural development
11. consistent signage showing direction for public buildings when driving
12. Enhance rail station
13. I don't feel the city should be trying to take the office building and parking lot via eminent domain. Fund/bond/get grants/whatever to build independent and specific buildings for the police, city hall, and fire.
14. Finish the Armory rehab. A historical asset, part of the Ansonia identity.
15. Fountain Lake development
16. Finish the acquisition of 65 Main St.
What the Data Tells Us – Conditions and Trends

Some discrepancies in data will be found because of the varying methodologies of data sources.

Figure 9 Ansonia, CT Public Library, 2017 Ansonia, CT Facebook Page
People

General Population

The U.S. Census Bureau reported Ansonia’s 2010 population to be 19,249 persons. This represents an increase of 695 persons from the 18,554 persons reported in the 2000 Census.

The graph below shows population growth in Ansonia from 1990 to 2015, and projected population into 2040. A small increase of 1,016 persons, or 5.3%, over the 2010 population is predicted for 2025.

Compared to its neighboring municipalities, Ansonia is expected to be the most populous municipality and experience the highest rate of growth. Ansonia’s growth rate is expected to exceed the state of Connecticut’s (1.2%).

<table>
<thead>
<tr>
<th>Geography</th>
<th>Census population</th>
<th>Projected Population</th>
<th>Population Change 2010-25</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ansonia</td>
<td>18,554</td>
<td>19,249</td>
<td>19,035</td>
</tr>
<tr>
<td>Derby</td>
<td>12,391</td>
<td>12,902</td>
<td>12,796</td>
</tr>
<tr>
<td>Seymour</td>
<td>15,454</td>
<td>16,540</td>
<td>16,545</td>
</tr>
<tr>
<td>Woodbridge</td>
<td>8,983</td>
<td>8,990</td>
<td>8,939</td>
</tr>
<tr>
<td>Connecticut</td>
<td>3,405,565</td>
<td>3,574,097</td>
<td>3,593,222</td>
</tr>
</tbody>
</table>

Ansonia’s population has been steadily aging, though between 2010 and 2015 rose more sharply than its neighbors and the state. Between the years 2000 and 2015, the median age of an Ansonia resident has increased about 3.7 years, from 36.8 years to 40.5 years. Among its neighbors, only Woodbridge has experienced a greater increase in median age (7.1 years).

Women have outnumbered men in the year 2000 and 2010 Censuses, and are projected to continue to do so through 2025.
**Population Density**

<table>
<thead>
<tr>
<th>Geography</th>
<th>Total Area* (Sq. Mi.)</th>
<th>Population Density (persons/Sq.Mi.)</th>
<th>% Change 2000-2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ansonia</td>
<td>6.2</td>
<td>2,997 3,110 3,075</td>
<td>2.6%</td>
</tr>
<tr>
<td>Derby</td>
<td>5.4</td>
<td>2,290 2,385 2,365</td>
<td>3.3%</td>
</tr>
<tr>
<td>Seymour</td>
<td>15.0</td>
<td>1,032 1,104 1,104</td>
<td>7.1%</td>
</tr>
<tr>
<td>Woodbridge</td>
<td>19.2</td>
<td>468 468 466</td>
<td>-0.5%</td>
</tr>
</tbody>
</table>

Source: US Census, American Community Survey 2011-2015 *Total Area = Land Area + Water Area

Ansonia’s density has increased but at a slower rate than most of its neighbors. Like most of its NVCOC neighboring municipalities, Ansonia’s population density has increased less than 10% between the 2000 and 2010 US Censuses, and by 2015 was estimated to have increased by 2.6% over a 15 year period. With increased population projections, density is also expected to increase through 2040.

**Components of Population Change**

Since 1950, Ansonia has been experiencing a trend of net out-migration (most apparent in the 1970s). During the 1950s and 1960s, this out-migration was more than offset by natural increase (births exceeded deaths) and Ansonia continued to grow. However, between the 2000 and 2010 censuses, Ansonia’s population change is mostly attributed to net migration, which fluctuated but saw a sharp net in-migration of nearly 700 in 2010. Between the years 2010 and 2014, the CT Department of Public Health estimates that births continue to outnumber deaths. This indicates an increasing younger population experiencing a low growth rate. Total population did decrease between 2010 and 2015, and this is due to a net outmigration.

<table>
<thead>
<tr>
<th>Components of Pop. Change</th>
<th>Year</th>
<th>Net Migration</th>
<th>Natural Change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2000</td>
<td>552</td>
<td>64</td>
</tr>
<tr>
<td></td>
<td>2001</td>
<td>346</td>
<td>32</td>
</tr>
<tr>
<td></td>
<td>2002</td>
<td>-236</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td>2003</td>
<td>-20</td>
<td>99</td>
</tr>
<tr>
<td></td>
<td>2004</td>
<td>1</td>
<td>62</td>
</tr>
<tr>
<td></td>
<td>2005</td>
<td>-170</td>
<td>33</td>
</tr>
<tr>
<td></td>
<td>2006</td>
<td>-147</td>
<td>53</td>
</tr>
<tr>
<td></td>
<td>2007</td>
<td>-138</td>
<td>38</td>
</tr>
<tr>
<td></td>
<td>2008</td>
<td>-85</td>
<td>38</td>
</tr>
<tr>
<td></td>
<td>2009</td>
<td>-29</td>
<td>40</td>
</tr>
<tr>
<td></td>
<td>2010</td>
<td>667</td>
<td>68</td>
</tr>
<tr>
<td></td>
<td>2011</td>
<td>-41</td>
<td>11</td>
</tr>
<tr>
<td></td>
<td>2012</td>
<td>-101</td>
<td>40</td>
</tr>
<tr>
<td></td>
<td>2013</td>
<td>-148</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>2014</td>
<td>-129</td>
<td>68</td>
</tr>
</tbody>
</table>

Source: CT Dept of Health

**Components of Population Change, 2010-2014**

Source: CT Department of Public Health
Note: Natural Change=Births+Deaths

[Diagram showing components of population change from 2010 to 2014 with Natural Change at 55.7% and Net Migration at 44.3%]
Map 5

Population Density by Census Block
City of Ansonia, CT

Population Density (sq. mi)
- Less than 1,000
- 1,000 - 2,499
- 2,500 - 4,999
- 5,000 - 9,999
- 1,000 or Higher

For planning purposes only. Definitions may not be exact.
Source:
U.S. Census TIGER/Line
U.S. Census 2010
Hydrography: DEEP
Revised: 4/17/2018
Considering more recent migration data, the US Census estimates that in 2015, most new Ansonia residents migrated from another New Haven County address (see graph below).

**Where 2015 residents lived 1 year ago**  
Source: American Community Survey 2011-2015, Table B07001

**Distribution by Age**

Ansonia’s 2025 estimated 5.3% population increase is not expected to be evenly distributed. As seen in the chart below, the number of residents in their prime working ages of 35-54 years is expected to decrease, while older adults aged 55 and over is expected to increase. Between 2010 and 2025 the net difference of adults aged 35-54 is expected to decrease, however this prime working age group is still expected to outnumber the 65 and over group by about 45% or 2,372 persons. Combined with the estimated downward trend of the population of children, Ansonia is expected to be a city of increasingly older individuals, but still working age. One demographically promising factor is the anticipated increase in the young adult (age 20-34 years) population, which indicates Ansonia is expected to be a desirable place to live for younger adults.
Children (ages 19 and under) – Decreasing, but only slightly

In 2010, about 26% of Ansonia’s population was comprised of children; this number is projected to slightly drop to 24.5% by 2025. Between 2000 and 2015 there has been an increase in the number of school age children (5-19 years) and a decrease in the number of non-school age children (less than 5 years.) This trend is reversed for projections to year 2025. The projected drop in the number of school aged children will impact the need for educational facilities and recreational opportunities. School facilities built for children may need to be repurposed for the growing population in the 65+ year age group.

<table>
<thead>
<tr>
<th>Share of Ansonia’s Population by Age Group</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Age Group</strong></td>
</tr>
<tr>
<td>Children (19 and under)</td>
</tr>
<tr>
<td>Adults (20 to 54)</td>
</tr>
<tr>
<td>Older Adults (55 and over)</td>
</tr>
</tbody>
</table>


Adults (ages 20-54) – After recent (2015) drops, projected to increase and stabilize

Adults comprised about 49% of Ansonia’s population in 2010, decreased to about 45% in 2015 and are expected to increase to about 48% by 2025. The number of young adults (ages 20 to 34) and middle aged adults (ages 35-54) declined between 2000 and 2015. Projections into 2025 indicate a reverse of this trend. The projected 3% increase in people aged 20 - 34 projected between years 2010 and 2025 indicates a need for smaller housing units priced for first time buyers.

Older Adults (ages 55 and over) – Dropping between 2015 and 2020, then slight increase

In 2015, about 30% of Ansonia’s population was estimated to be comprised of older adults (ages 55 and over); by 2025 this will drop slightly to 28%. Between the years 2000 and 2010, the number of residents aged 55 to 64 increased significantly. This could indicate residents are deciding to age in place after their children have left school. Between 2010 and 2025, the population of 55 to 64 is expected to increase about 3%. By 2025, residents aged 65+ are predicted to outnumber the 55 to 64 age group. An increase in the over 65 population may create a need for more senior services and elderly housing options.

<table>
<thead>
<tr>
<th>Age Groups</th>
<th>Census population</th>
<th>Projected population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5</td>
<td>1,438</td>
<td>1,281</td>
</tr>
<tr>
<td>5 - 19</td>
<td>3,290</td>
<td>3,605</td>
</tr>
<tr>
<td>20 - 34</td>
<td>4,853</td>
<td>3,830</td>
</tr>
<tr>
<td>35 - 54</td>
<td>4,127</td>
<td>5,379</td>
</tr>
<tr>
<td>55 - 64</td>
<td>1,622</td>
<td>1,588</td>
</tr>
<tr>
<td>65 +</td>
<td>3,073</td>
<td>2,871</td>
</tr>
<tr>
<td>Total pop.</td>
<td>18,403</td>
<td>18,554</td>
</tr>
</tbody>
</table>

Age Distribution by Sex

Through 2025, women are projected to continue to outnumber men in the population as a whole. By 2025, nearly all age groups will comprise of more women than men. Notable exceptions are in the age ranges 10-14, 15-19 and 20-24.

Persons with a Disability

In 2015, the number of Ansonia residents with a disability was estimated at 2,382 persons, or about 13% of the population. About 70% of residents aged 65 and over had disabilities; however the greatest numbers of disabled residents were working age (18-64 years) adults, totaled at 1,246. As the number of residents 65 years and over is expected to increase, the number of disabled residents may also increase.

Ansonia Residents with a Disability, 2015

Source: American Community Survey Table S1801, 2015 (5-yr estimate)
*Noninstitutionalized Population

<table>
<thead>
<tr>
<th>Category</th>
<th>Persons</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total residents*</td>
<td>2,382</td>
<td>12.6%</td>
</tr>
<tr>
<td>Under 5 years</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>5 to 17 years</td>
<td>250</td>
<td>7.3%</td>
</tr>
<tr>
<td>18 to 64 years</td>
<td>1,246</td>
<td>18.9%</td>
</tr>
<tr>
<td>65 years and over</td>
<td>886</td>
<td>69.5%</td>
</tr>
</tbody>
</table>
**Race and Ethnicity**

Between the 2000 and 2010 US Census counts, nearly all Ansonia’s minority populations increased while its white population decreased by 12.6%. Asian and African American minority groups have grown significantly, indicating an increasingly diverse community.

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**Race and Ethnicity, Ansonia 2010**

<table>
<thead>
<tr>
<th>Race and Ethnicity - Population Change 2000 - 2010</th>
<th>Hispanic or Latino (any race)</th>
</tr>
</thead>
<tbody>
<tr>
<td>American Indian</td>
<td>16.7%</td>
</tr>
<tr>
<td>Asian</td>
<td>0.2%</td>
</tr>
<tr>
<td>Black or African American</td>
<td>1.9%</td>
</tr>
<tr>
<td>Hawaiian or Pacific Islander</td>
<td>10.6%</td>
</tr>
<tr>
<td>Some Other</td>
<td>0.2%</td>
</tr>
<tr>
<td>Two or More Races</td>
<td>2.0%</td>
</tr>
</tbody>
</table>

**Race and Ethnicity - Population Change 2000 - 2010**

<table>
<thead>
<tr>
<th>Race and Ethnicity - Population Change 2000 - 2010</th>
<th>Non-Hispanic or Latino</th>
<th>Hispanic or Latino (any race)</th>
</tr>
</thead>
<tbody>
<tr>
<td>American Indian</td>
<td>56</td>
<td>16.7%</td>
</tr>
<tr>
<td>Asian</td>
<td>209</td>
<td>0.2%</td>
</tr>
<tr>
<td>Black or African American</td>
<td>1,511</td>
<td>1.9%</td>
</tr>
<tr>
<td>Hawaiian or Pacific Islander</td>
<td>2</td>
<td>10.6%</td>
</tr>
<tr>
<td>Some Other</td>
<td>17</td>
<td>0.2%</td>
</tr>
<tr>
<td>Two or More Races</td>
<td>317</td>
<td>2.0%</td>
</tr>
<tr>
<td>White</td>
<td>15,066</td>
<td>2.0%</td>
</tr>
<tr>
<td>Hispanic or Latino (any race)</td>
<td>1,376</td>
<td>2.0%</td>
</tr>
</tbody>
</table>

Considering the City’s total population, the percentage of residents self-identifying as being of Hispanic ethnicity increased by 9.3% in Ansonia, exceeding the 4% change at the statewide level for the same time period (2000 to 2010). This further evidences the increasing diversity of Ansonia’s residents.

**Hispanic Population, 2000 to 2010**

<table>
<thead>
<tr>
<th>Hispanic Population, 2000 to 2010</th>
<th>Source: US Census</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ansonia 2000</td>
<td>17,178</td>
</tr>
<tr>
<td>Ansonia 2010</td>
<td>16,037</td>
</tr>
</tbody>
</table>
Household Structure

The US Census defines a household as a group of people who occupy one housing unit, regardless of relationship. Families are one type of household which consists of two or more people related by birth, marriage or adoption and residing on the same housing unit. Family households are further divided into those who are married and other forms of relationship. The household structures in 2015 were estimated to be family prevalent, with about 68% of those families consisting of married couples.

Between the years 2000 and 2010, the number of Ansonia households held steady, with non-family households decreasing and family households increasing. However between 2010 and 2015, the US Census estimates that the total number of households decreased by 7.4%, with decreases in both family and non-family households. Family households decreases by nearly 11% while non-family decreased by less than 1%.

<table>
<thead>
<tr>
<th>Household Structure and Family Types</th>
<th>Total HH</th>
<th>Non-Family</th>
<th>Family</th>
<th>Married Couples</th>
<th>Family - Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ansonia 2000</td>
<td>7,507</td>
<td>2,527</td>
<td>4,980</td>
<td>3,464</td>
<td>1,516</td>
</tr>
<tr>
<td>Ansonia 2010</td>
<td>7,510</td>
<td>2,477</td>
<td>5,033</td>
<td>3,210</td>
<td>1,823</td>
</tr>
<tr>
<td>Ansonia 2015</td>
<td>6,954</td>
<td>2,461</td>
<td>4,493</td>
<td>3,035</td>
<td>1,458</td>
</tr>
<tr>
<td>% change</td>
<td>0.0%</td>
<td>-2.0%</td>
<td>1.1%</td>
<td>-7.3%</td>
<td>20.3%</td>
</tr>
<tr>
<td>2000 - 2010</td>
<td>-7.4%</td>
<td>-0.6%</td>
<td>-10.7%</td>
<td>-5.5%</td>
<td>-20.0%</td>
</tr>
</tbody>
</table>

Source: U.S. Census, American Community Survey 2011-2015
Even though the number of households has decreased, the estimates for average sizes of both family households have increased from the year 2000, with a markedly sharp increase over 5 years leading to 2015. Combined with the decreasing number of households, these estimates suggest that more people are living together in housing units.

**Average Size of Households and Families, 2000 to 2015**


<table>
<thead>
<tr>
<th>Year</th>
<th>Household</th>
<th>Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>2.46</td>
<td>3.03</td>
</tr>
<tr>
<td>2010</td>
<td>2.55</td>
<td>3.11</td>
</tr>
<tr>
<td>2015</td>
<td>2.72</td>
<td>3.46</td>
</tr>
</tbody>
</table>
**Household Income**

The U.S. Census defines household income as a measure of the earnings of all persons sharing a household. Earnings include salary and wage, retirement income and government assistance such as food stamps. According to 2015 US Census estimates, Ansonia had more households earning less than $25,000 annual income than any of its neighboring municipalities. About 55% of Ansonia households make less than $50,000 annually.

<table>
<thead>
<tr>
<th>Geography</th>
<th>Total Households</th>
<th>Less than $25,000</th>
<th>$25,000 - $49,999</th>
<th>$50,000 - $74,999</th>
<th>$75,000 - $99,999</th>
<th>$100,000 or More</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ansonia</td>
<td>6,954</td>
<td>28.9%</td>
<td>25.6%</td>
<td>13.6%</td>
<td>9.5%</td>
<td>22.4%</td>
</tr>
<tr>
<td>Derby</td>
<td>4,911</td>
<td>21.3%</td>
<td>26.3%</td>
<td>20.3%</td>
<td>12.7%</td>
<td>19.5%</td>
</tr>
<tr>
<td>Seymour</td>
<td>6,119</td>
<td>13.8%</td>
<td>15.3%</td>
<td>19.8%</td>
<td>15.1%</td>
<td>36.0%</td>
</tr>
<tr>
<td>Woodbridge</td>
<td>3,084</td>
<td>10.1%</td>
<td>16.2%</td>
<td>5.6%</td>
<td>5.8%</td>
<td>62.3%</td>
</tr>
</tbody>
</table>

Source: American Community Survey Table B19001, 2015 (5-yr estimate)

Between the years of 2010 and 2015, the US Census estimates that the number of Ansonia households making less than $50,000 annually and more than $100,000 annually has increased, and those making between $50,000 and $100,000 has decreased. This indicates an increasing gap between economically rich and poor households.

**Household Income Distribution Trend**

Source: ACS Table B19001, 2010 & 2015 (5-yr estimates)

Note: 2010 figures not adjusted for 2015 inflation

<table>
<thead>
<tr>
<th>Percent of Households</th>
<th>Less than $25,000</th>
<th>$25,000 - $49,999</th>
<th>$50,000 - $74,999</th>
<th>$75,000 - $99,999</th>
<th>$100,000 or More</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>21.8%</td>
<td>22.9%</td>
<td>17.8%</td>
<td>18.9%</td>
<td>18.5%</td>
</tr>
<tr>
<td>2015</td>
<td>28.9%</td>
<td>25.6%</td>
<td>13.6%</td>
<td>9.5%</td>
<td>22.4%</td>
</tr>
<tr>
<td>% Change</td>
<td>20.1%</td>
<td>2.0%</td>
<td>-30.4%</td>
<td>-54.1%</td>
<td>10.2%</td>
</tr>
</tbody>
</table>
Further illustrating the increasing economic instability of Ansonia residents, both household and family median incomes have decreased between 2010 and 2015, with median household income falling about 30% when adjusted for inflation.

<table>
<thead>
<tr>
<th>Year Range</th>
<th>Household Income</th>
<th>Family Income</th>
<th>% change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006-2010</td>
<td>$61,457</td>
<td>$77,531</td>
<td>-29.5%</td>
</tr>
<tr>
<td>2011-2015</td>
<td>$43,305</td>
<td>$61,585</td>
<td>-20.6%</td>
</tr>
</tbody>
</table>

*Adjusted for 2015 dollars
Poverty

The percentage of Ansonia residents for whom poverty status has been determined by the US Census has increased about 95% between the years 2010 and 2015. As of 2015, 19% of Ansonia’s residents were experiencing poverty, and increase from 9.7% in 2010. All of Ansonia’s neighboring municipalities have increasing numbers of residents experiencing poverty; Ansonia stands out as the city with the largest number of poor residents.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ansonia</td>
<td>3,589</td>
<td>19.0%</td>
<td>1,843</td>
<td>9.7%</td>
<td>1,746</td>
<td>94.7%</td>
</tr>
<tr>
<td>Derby</td>
<td>1,938</td>
<td>15.4%</td>
<td>1,207</td>
<td>12.8%</td>
<td>731</td>
<td>60.6%</td>
</tr>
<tr>
<td>Seymour</td>
<td>1,037</td>
<td>6.3%</td>
<td>783</td>
<td>5.2%</td>
<td>254</td>
<td>32.4%</td>
</tr>
<tr>
<td>Woodbridge</td>
<td>295</td>
<td>3.3%</td>
<td>153</td>
<td>2.2%</td>
<td>142</td>
<td>92.8%</td>
</tr>
</tbody>
</table>

Source: American Community Survey (ACS) Tables S1701 & B1701, (5 yr estimates)

As an age group, Ansonia children (residents under 18 years of age) experienced the greatest proportion of poverty at about 29%, followed by adult residents aged 18 to 64 years and then those 65 years and older at about 14%. These proportions are greater than the state as a whole.
Economy and Labor Force

Jobs vs. Employment

As of 2015, the CT Department of Labor estimated that there were 3,399 jobs in Ansonia and 8,707 employed residents. The excess of employed residents to jobs in Ansonia indicates that Ansonia is a net exporter of workers to other locations. Thus, Ansonia's primary role is that of a residential community, providing housing opportunities for people who may work elsewhere. All of Ansonia’s neighboring municipalities also primarily serve as residential communities. Secondarily, Ansonia is a jobs center for residents of Ansonia and other communities. Among its neighbors, Ansonia has the lowest jobs to worker ratios.

<table>
<thead>
<tr>
<th>Geography</th>
<th>Jobs</th>
<th>Employed Residents</th>
<th>Ratio</th>
<th>Commuter Import/Export</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ansonia</td>
<td>3,399</td>
<td>8,707</td>
<td>39.0%</td>
<td>-5,308</td>
</tr>
<tr>
<td>Derby</td>
<td>4,776</td>
<td>6,401</td>
<td>74.6%</td>
<td>-1,625</td>
</tr>
<tr>
<td>Seymour</td>
<td>4,471</td>
<td>8,472</td>
<td>52.8%</td>
<td>-4,001</td>
</tr>
<tr>
<td>Woodbridge</td>
<td>3,972</td>
<td>4,686</td>
<td>84.8%</td>
<td>-714</td>
</tr>
</tbody>
</table>

Labor Force, Employment and Unemployment

Ansonia a member of the Bridgeport-Stamford Labor Market Area (LMA) which consists of the following 24 municipalities:

Ansonia  Monroe  Southbury
Bridgeport  New Canaan  Stamford
Darien  Norwalk  Stratford
Derby  Oxford  Trumbull
Easton  Redding  Weston
Fairfield  Ridgefield  Westport
Greenwich  Seymour  Wilton
Milford  Shelton  Woodbridge

Ansonia labor force estimates for 2015 count 9,463 residents aged 16 to 65 years as part of the labor force, of which 756, or 8% of the population, were unemployed that year. Compared to the state and Bridgeport-Stamford LMA, Ansonia’s unemployment rate is higher. However, since 2013 Ansonia’s residential labor force has been gaining employment at a steady rate.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Connecticut</td>
<td>Labor Force (age 16-65)</td>
<td>1,911,700</td>
<td>1,913,400</td>
<td>1,887,900</td>
<td>1,869,100</td>
<td>1,885,100</td>
</tr>
<tr>
<td></td>
<td>Employed</td>
<td>1,737,400</td>
<td>1,744,900</td>
<td>1,730,400</td>
<td>1,724,500</td>
<td>1,760,400</td>
</tr>
<tr>
<td></td>
<td>Unemployed</td>
<td>174,300</td>
<td>168,500</td>
<td>157,400</td>
<td>144,600</td>
<td>124,700</td>
</tr>
<tr>
<td></td>
<td>Rate of Unemployment</td>
<td>9.1%</td>
<td>8.8%</td>
<td>8.3%</td>
<td>7.7%</td>
<td>6.6%</td>
</tr>
<tr>
<td>Bridgeport-Stamford LMA</td>
<td>Labor Force (age 16-65)</td>
<td>464,100</td>
<td>466,200</td>
<td>461,600</td>
<td>457,700</td>
<td>462,100</td>
</tr>
<tr>
<td></td>
<td>Employed</td>
<td>423,900</td>
<td>426,700</td>
<td>424,600</td>
<td>423,500</td>
<td>432,600</td>
</tr>
<tr>
<td></td>
<td>Unemployed</td>
<td>40,300</td>
<td>39,400</td>
<td>37,000</td>
<td>34,100</td>
<td>29,500</td>
</tr>
<tr>
<td></td>
<td>Rate of Unemployment</td>
<td>8.7%</td>
<td>8.5%</td>
<td>8.0%</td>
<td>7.5%</td>
<td>6.4%</td>
</tr>
<tr>
<td>Ansonia</td>
<td>Labor Force (age 16-65)</td>
<td>9,889</td>
<td>9,866</td>
<td>9,712</td>
<td>9,534</td>
<td>9,469</td>
</tr>
<tr>
<td></td>
<td>Employed</td>
<td>8,731</td>
<td>8,706</td>
<td>8,594</td>
<td>8,495</td>
<td>8,590</td>
</tr>
<tr>
<td></td>
<td>Unemployed</td>
<td>1,158</td>
<td>1,160</td>
<td>1,118</td>
<td>1,039</td>
<td>879</td>
</tr>
<tr>
<td></td>
<td>Rate of Unemployment</td>
<td>11.7%</td>
<td>11.8%</td>
<td>13.0%</td>
<td>12.2%</td>
<td>10.2%</td>
</tr>
</tbody>
</table>

Source: CT Dept of Labor, Local Area Unemployment Statistics (LAUS)
Educational Attainment of Labor Force aged 25 years and over

Higher education is linked to higher incomes and the availability of a workforce with skills to match local employer needs. By this measure, Ansonia’s residents are not as prepared for a new generation of jobs. Between 2010 and 2015, the estimated number of Ansonia residents with a college degree decreased. However, with increasing numbers of high school graduates, and anticipated increases in prime working age adults, the future number of residents working toward a higher degree may increase.

Educational Attainment of Residents age 25+

- High School Graduate
- Some college (no degree)
- Associates Degree
- Bachelor or More

<table>
<thead>
<tr>
<th>Year</th>
<th>High School Graduate</th>
<th>Some college (no degree)</th>
<th>Associates Degree</th>
<th>Bachelor or More</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>33.8%</td>
<td>22.4%</td>
<td>8.3%</td>
<td>20.1%</td>
</tr>
<tr>
<td>2015</td>
<td>46.1%</td>
<td>18.0%</td>
<td>7.1%</td>
<td>16.3%</td>
</tr>
</tbody>
</table>

Source: ACS Table S1501, 2010 & 2015 (5-yr Estimates)
Job Distribution by Sector

In 2015, the retail trade sector accounted for about 22% or 754 of the total jobs available in Ansonia. A distant second was the health care and social assistance sector which provided 470 jobs that year. Despite traditionally not requiring a college degree, the annual average wage of manufacturing workers was the highest among the top employing industries at about $60,500. However, with the increasingly technical nature of manufacturing jobs, residents with a college degree or special manufacturing training certificates may be in more demand. Though government sector employment was excluded from the Top 5 industry list; if it was included it would be the second largest employment sector in Ansonia.

Despite retail trade having the greatest annual average employment, the largest job supplier in Ansonia is a manufacturing sector company.

Between 2010 and 2015, industries creating jobs in Ansonia included Transportation and Warehousing, Accommodation and Food Services, and the emergence of a new industry involving waste management.
Employment of Residents

Though Ansonia’s major employers include the retail trade and health care industries, Ansonia residents are employed in a wider variety of sectors. According to the 2015 American Community Survey, about 27% of Ansonia’s civilian employed population works in the Educational services, and health care and social assistance industry, followed by retail trade at about 19% and then Manufacturing at about 15%. However, between 2010 and 2015, residents have found increasing job opportunities in the transportation, warehousing and utilities sector (25%) followed by Finance and Insurance (16%) and Other Services (except public administration) (24%). The industries that residents have lost the most jobs include Construction (490 fewer persons employed) and Manufacturing (525 fewer persons employed). These sets of data suggest that residents’ skills sets but they are increasingly taking jobs in industries requiring higher education, such as finance and insurance. So it would seem there is increasingly a mismatch between residents’ skill sets and the types of jobs available in Ansonia, reinforcing Ansonia’s primary role as a residential rather than job center community.

<table>
<thead>
<tr>
<th>Ansonia Residents employed in...</th>
<th>2010</th>
<th>2015</th>
<th>Between 2010 and 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civilian employed population 16 years and over</td>
<td>10,096</td>
<td>8,515</td>
<td>-15.7%</td>
</tr>
<tr>
<td>Transportation and warehousing, and utilities</td>
<td>244</td>
<td>306</td>
<td>25.4%</td>
</tr>
<tr>
<td>Finance and insurance, and real estate and rental and leasing</td>
<td>515</td>
<td>597</td>
<td>15.9%</td>
</tr>
<tr>
<td>Other services, except public administration</td>
<td>364</td>
<td>383</td>
<td>5.2%</td>
</tr>
<tr>
<td>Public administration</td>
<td>294</td>
<td>297</td>
<td>1.0%</td>
</tr>
<tr>
<td>Retail trade*</td>
<td>1,631</td>
<td>1,574</td>
<td>-3.5%</td>
</tr>
<tr>
<td>Educational services, and health care and social assistance*</td>
<td>2,435</td>
<td>2,254</td>
<td>-7.4%</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>185</td>
<td>156</td>
<td>-15.7%</td>
</tr>
<tr>
<td>Information</td>
<td>170</td>
<td>136</td>
<td>-20.0%</td>
</tr>
<tr>
<td>Arts, entertainment, and recreation, and accommodation and food services</td>
<td>498</td>
<td>381</td>
<td>-23.5%</td>
</tr>
<tr>
<td>Manufacturing*</td>
<td>1,744</td>
<td>1,254</td>
<td>-28.1%</td>
</tr>
<tr>
<td>Professional, scientific, and management, and administrative and waste management services</td>
<td>927</td>
<td>635</td>
<td>-31.5%</td>
</tr>
<tr>
<td>Construction</td>
<td>1,056</td>
<td>531</td>
<td>-49.7%</td>
</tr>
<tr>
<td>Agriculture, forestry, fishing and hunting, and mining</td>
<td>33</td>
<td>11</td>
<td>-66.7%</td>
</tr>
</tbody>
</table>

Sources: American Community Survey Table DP03, 5 year estimates (2006-2010, 2011-2015) * Top three industries in which Ansonia residents are employed in 2015
Transportation

Ansonia residents who work outside of Ansonia tend to commute to municipalities along the Route 8 corridor, with Shelton and New Haven being the top two commuting destinations. In general, the commute times for most of the top 7 commuting destinations are under 30 minutes. Persons commuting to work in Ansonia also primarily travel from municipalities along the route 8 corridor. The Metro-North Commuter Railroad connects nearly all these commuter destinations.

<table>
<thead>
<tr>
<th>Commuting From Ansonia</th>
<th>Commuting To Ansonia</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residents Commuting to:</td>
<td>People Commuting from:</td>
</tr>
<tr>
<td>Shelton, CT</td>
<td>Ansonia, CT</td>
</tr>
<tr>
<td>856</td>
<td>558</td>
</tr>
<tr>
<td>New Haven, CT</td>
<td>Seymour, CT</td>
</tr>
<tr>
<td>720</td>
<td>214</td>
</tr>
<tr>
<td>Stratford, CT</td>
<td>Bridgeport, CT</td>
</tr>
<tr>
<td>618</td>
<td>130</td>
</tr>
<tr>
<td>Milford, CT</td>
<td>New Haven, CT</td>
</tr>
<tr>
<td>584</td>
<td>126</td>
</tr>
<tr>
<td>Ansonia, CT</td>
<td>Shelton, CT</td>
</tr>
<tr>
<td>558</td>
<td>124</td>
</tr>
<tr>
<td>Derby, CT</td>
<td>Derby, CT</td>
</tr>
<tr>
<td>534</td>
<td>116</td>
</tr>
<tr>
<td>Bridgeport, CT</td>
<td>Naugatuck, CT</td>
</tr>
<tr>
<td>416</td>
<td>107</td>
</tr>
</tbody>
</table>


Ansonia residents commuting to work predominantly use a car, truck or van; about 81% drive alone and 10% carpool. Their average commute time is about 26 minutes. Other commuting methods such as public transportation and walking are used much less.

<table>
<thead>
<tr>
<th>Transportation means of residents commuting to work (2015)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Workers 16 years and over</td>
</tr>
<tr>
<td>Car, truck, or van -- drove alone</td>
</tr>
<tr>
<td>Car, truck, or van -- carpooled</td>
</tr>
<tr>
<td>Public transportation (excluding taxicab)</td>
</tr>
<tr>
<td>Walked</td>
</tr>
<tr>
<td>Other means</td>
</tr>
<tr>
<td>Worked at home</td>
</tr>
<tr>
<td>Mean travel time to work (in minutes)</td>
</tr>
</tbody>
</table>

Source: American Community Survey Table DP03, 2015 (5-yr. estimate)

Complementing the data regarding transportation means, about 95% of Ansonia residents have access to at least one vehicle. This suggests Ansonia is a car-centric place to live.

<table>
<thead>
<tr>
<th>Vehicles Available to Residents</th>
<th>% total population</th>
</tr>
</thead>
<tbody>
<tr>
<td>No vehicle available</td>
<td>4.8%</td>
</tr>
<tr>
<td>1 vehicle available</td>
<td>20.7%</td>
</tr>
<tr>
<td>2 vehicles available</td>
<td>35.7%</td>
</tr>
<tr>
<td>3 or more vehicles available</td>
<td>38.7%</td>
</tr>
</tbody>
</table>

Source: American Community Survey Table S0802, 2015 (5-yr estimate)
Housing

Housing Units and Tenure

After ten years of net housing gains, Ansonia has begun to see decreases in its total housing units. Between 2010 and 2015, Ansonia housing units decreased by about 9.3%. Although all its neighbors’ housing stock has decreased, Ansonia’s was the greatest in percent and number.

<table>
<thead>
<tr>
<th>Geography</th>
<th>Total Housing Units</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ansonia</td>
<td>7,937</td>
<td>8,171</td>
</tr>
<tr>
<td>Derby</td>
<td>5,568</td>
<td>5,849</td>
</tr>
<tr>
<td>Seymour</td>
<td>6,356</td>
<td>6,968</td>
</tr>
<tr>
<td>Woodbridge</td>
<td>3,189</td>
<td>3,478</td>
</tr>
</tbody>
</table>

Source: US Census, ACS Table DP04, 2015 (5-yr estimate)

Although the percentage of occupied units stayed above 90%, their numbers decreased by about 9%. Of those occupied units, about 57% were owner- and 43% renter-occupied in 2015. Between 2010 and 2015, both types of occupied housing tenure decreased; vacant units also increased about 17%.

<table>
<thead>
<tr>
<th>Ansonia Housing Units</th>
<th>2010</th>
<th>2015</th>
<th>Change 2010 - 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total units</td>
<td>8,171</td>
<td>7,408</td>
<td>-763 (-9.3%)</td>
</tr>
<tr>
<td>Vacant</td>
<td>549</td>
<td>454</td>
<td>-95 (-17.3%)</td>
</tr>
<tr>
<td>Occupied</td>
<td>7,622</td>
<td>6,954</td>
<td>-668 (-8.8%)</td>
</tr>
<tr>
<td>Owner-occupied</td>
<td>4,610</td>
<td>3,972</td>
<td>-638 (-13.8%)</td>
</tr>
<tr>
<td>Renter-occupied</td>
<td>3,012</td>
<td>2,982</td>
<td>-30 (-1.0%)</td>
</tr>
</tbody>
</table>

Source: American Community Survey Table DP04, 5-yr estimates (2010, 2015)
Permits and Demolitions

Though permits for demolitions in Ansonia have remained in the single digits since the financial crisis of 2008. In 2007, the net housing gain was 13. However, after the subprime mortgage crisis began in the latter part of 2007, construction permits dropped by more than half. Permits issued in the years subsequent to the resulting 2008 financial crisis have gone up and down but have remained at zero for two consecutive years. In 2014 no permits were issued and three houses were demolished. Between 2006 and 2015, all permits issued for construction have been for single family units.

Single and Multi-family Structures

As mentioned earlier, between 2006 and 2015, housing construction permits have been issued for single family units only. However, the single family housing stock has decreased by almost 12% between 2010 and 2015. Multifamily housing has decreased by a smaller amount than single family. Mobile housing units have decreased to none.

<table>
<thead>
<tr>
<th>Ansonia housing by units in structure</th>
<th>2010 number</th>
<th>% total</th>
<th>2015 number</th>
<th>% total</th>
<th>Change 2010-2015 net</th>
<th>percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total housing units</td>
<td>8,171</td>
<td>100.0%</td>
<td>7,408</td>
<td>100.0%</td>
<td>-763</td>
<td>-10.3%</td>
</tr>
<tr>
<td>Single Family</td>
<td>4,188</td>
<td>51.3%</td>
<td>3,735</td>
<td>50.4%</td>
<td>-453</td>
<td>-12.1%</td>
</tr>
<tr>
<td>Multi Family (2+)</td>
<td>3,965</td>
<td>48.5%</td>
<td>3,673</td>
<td>49.6%</td>
<td>-292</td>
<td>-7.9%</td>
</tr>
<tr>
<td>Mobile</td>
<td>18</td>
<td>0.2%</td>
<td>0</td>
<td>0.0%</td>
<td>-18</td>
<td>-100.0%</td>
</tr>
<tr>
<td>Other</td>
<td>0</td>
<td>0.0%</td>
<td>0</td>
<td>0.0%</td>
<td>0</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Source: American Community Survey Table DP04, 5-yr estimates (2010, 2015)
Among its municipal neighbors, Ansonia has the greatest amount of multi-family housing stock, though its proportion is slightly less than Derby. Single family housing stock is in highest stock in Seymour, with about 1,000 more units than Ansonia.

<table>
<thead>
<tr>
<th>Housing by units in structure</th>
<th>Ansonia number</th>
<th>% total</th>
<th>Derby number</th>
<th>% total</th>
<th>Seymour number</th>
<th>% total</th>
<th>Woodbridge number</th>
<th>% total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total housing units</td>
<td>7,408</td>
<td>100.0%</td>
<td>5,429</td>
<td>100.0%</td>
<td>6,649</td>
<td>100.0%</td>
<td>3,224</td>
<td>100.0%</td>
</tr>
<tr>
<td>Single Family</td>
<td>3,735</td>
<td>50.4%</td>
<td>2,587</td>
<td>47.7%</td>
<td>4,714</td>
<td>70.9%</td>
<td>3,018</td>
<td>93.6%</td>
</tr>
<tr>
<td>Multi Family (2+)</td>
<td>3,673</td>
<td>49.6%</td>
<td>2,790</td>
<td>51.4%</td>
<td>1,910</td>
<td>28.7%</td>
<td>206</td>
<td>6.4%</td>
</tr>
<tr>
<td>Mobile</td>
<td>0</td>
<td>0.0%</td>
<td>52</td>
<td>1.0%</td>
<td>25</td>
<td>0.4%</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Other</td>
<td>0</td>
<td>0.0%</td>
<td>0</td>
<td>0.0%</td>
<td>0</td>
<td>0.0%</td>
<td>0</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Source: American Community Survey Table DP04, 5-yr estimates (2015)
Age of structures

Ansonia’s structures, which include housing stock, are the oldest among its neighbors. As of 2015, the median year structures were built was 1951. About 90% of Ansonia’s structures were built before 1970, with 42% built before 1939. As the housing stock continues to age, it will require more maintenance. This may contribute toward a less affordable housing stock.

Housing Value

Recent self-reported housing value data suggests Ansonia housing values are becoming more affordable. Between 2010 and 2015 the median value of owner-occupied housing units is estimated to have decreased by about 25%. Adjusting for 2015 inflation, the 2010 median value of Ansonia housing was about $290,542; by 2015, it had dropped to $216,500. Between 2010 and 2015, it is estimated that the number of homes valued at less than $150,000 increased from 6.4% to 12.4%. Additionally, housing valued between $150,000 and $299,000 increased about 12%. Houses valued between $300,000 and $499,999 decreased most: about 19%. By 2015, no housing stock was valued at more than $1,000,000.

<table>
<thead>
<tr>
<th>Ansonia Housing Values</th>
<th>2010</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td># Owner-occupied units</td>
<td>4,610</td>
<td>3,972</td>
</tr>
<tr>
<td>Less than $50,000</td>
<td>1.0%</td>
<td>0.9%</td>
</tr>
<tr>
<td>$50,000 to $99,999</td>
<td>0.4%</td>
<td>1.7%</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
<td>4.6%</td>
<td>9.8%</td>
</tr>
<tr>
<td>$150,000 to $199,999</td>
<td>12.6%</td>
<td>28.1%</td>
</tr>
<tr>
<td>$200,000 to $299,999</td>
<td>49.7%</td>
<td>47.2%</td>
</tr>
<tr>
<td>$300,000 to $499,999</td>
<td>30.0%</td>
<td>11.3%</td>
</tr>
<tr>
<td>$500,000 to $999,999</td>
<td>0.9%</td>
<td>1.1%</td>
</tr>
<tr>
<td>$1,000,000 or more</td>
<td>0.7%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Median (2015 dollars)</td>
<td>$290,542</td>
<td>$216,500</td>
</tr>
</tbody>
</table>

Source: American Community Survey, Table DP04, 2010 & 2015 (5-yr estimates)
Map 6

Age of Structure
City of Ansonia, CT

For planning purposes only. Delineations may not be exact.
Sources:
- Housing Age: Town of Ansonia CAMA
- CT1055 Roads: CTGPS/TeleAtlas
- Parcels: New England Geosystems
- Hydrography: DEEP
Revised: 4/17/2018

Legend:
- State Highway
- Rail
- Municipal Boundary
- Water
- Right of Way

Year Built:
- No Data
- 1672 - 1849
- 1850 - 1939
- 1940 - 1999
- 2000 - 2014
Gross Rent

Data analysis suggests rental housing is becoming less affordable despite a lower median gross rent. Gross rent includes the cost to lease an apartment as well the utilities to service it. According to the 2015 data, there were 2,878 occupied rental units in Ansonia, with a median gross rent estimated to be $1,057 per month. The 2010 median gross rent, adjusted for 2015 inflation, was about $1,110, indicating a decrease between 2010 and 2015 estimates. About 57% of the rental units had a gross rent of $1,000 or more per month, about five percent more than the 2010. More moderately priced units with a gross rent of $999 or less comprised about 43% of the 2015 rental stock, a decrease from 48% in 2010.

Housing Affordability

A more accurate determinant of housing affordability is the calculation of housing cost as a percentage of household income. Generally households who spend more than 30% of their household income on housing costs risk not having enough money for other necessities like food, healthcare and transportation. According to the 2015 American Community Survey, about 51% of homeowners with a mortgage and 61% of renters paid equal to or more than 30% of their household income on housing costs risk not having enough money for other necessities like food, healthcare and transportation. According to the 2015 American Community Survey, about 51% of homeowners with a mortgage and 61% of renters paid equal to or more than 30% of their household income on housing costs risk not having enough money for other necessities like food, healthcare and transportation. According to the 2015 American Community Survey, about 51% of homeowners with a mortgage and 61% of renters paid equal to or more than 30% of their household income on housing costs risk not having enough money for other necessities like food, healthcare and transportation. According to the 2015 American Community Survey, about 51% of homeowners with a mortgage and 61% of renters paid equal to or more than 30% of their household income on housing costs risk not having enough money for other necessities like food, healthcare and transportation.
Affordable Housing Appeals List

The Connecticut Department of Housing conducts a survey each year to determine the number of affordable housing units in each Connecticut municipality. The results of the survey are compiled into a list known as the Affordable Housing Appeals List. If a municipality is found to have fewer than 10% of its units to be affordable, Connecticut General Statutes (CGS) 8-30(g) state that the burden of proof for denying affordable housing developments lies with the municipalities. In 2015, Ansonia housing units counted as affordable included the following:

<table>
<thead>
<tr>
<th>Assisted Units Counted in the 2015 Appeals List for Ansonia</th>
</tr>
</thead>
<tbody>
<tr>
<td>371 Governmentally Assisted Units</td>
</tr>
<tr>
<td>654 Tenant Rental Assistance</td>
</tr>
<tr>
<td>125 CHFA/USDA Mortgages</td>
</tr>
<tr>
<td>+ 9 Deed Restricted Units</td>
</tr>
<tr>
<td><strong>1,159 Total Assisted Units</strong></td>
</tr>
</tbody>
</table>

Because Ansonia has been determined by the State to have more than 10% of its housing units as affordable, it was exempt from CGS 8-30(g) burden of proof clause. Of its neighbors, only Derby is also exempt.

<table>
<thead>
<tr>
<th>Calculation of % of Total Units Assisted in Ansonia:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,159 ÷ 8,148</td>
</tr>
<tr>
<td><strong>14.2%</strong></td>
</tr>
</tbody>
</table>

Source: CT Department of Housing 2015 Affordable Housing Appeals List
Land Use

Ansonia’s land parcels total about 3,989 acres, of which 9.6% or 382 acres are vacant and at various levels of development potential. As of 2017, about 85% of Ansonia’s land parcels were zoned for residential uses, and of those roughly 3,000 acres, about 61% were high density residential. This fact emphasizes Ansonia’s strong residential character.

Of the various residential densities available, the A district land parcel size is most prevalent (40% of zoned acres), which is intended for high density uses.

<table>
<thead>
<tr>
<th>Ansonia Zone</th>
<th>Category</th>
<th>% Acres Zoned</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - Residence District</td>
<td>Residential High Density</td>
<td>39.9%</td>
</tr>
<tr>
<td>AA - Residence District</td>
<td>Residential Low Denisty</td>
<td>0.1%</td>
</tr>
<tr>
<td>AAA - Residence District</td>
<td>Residential Low Denisty</td>
<td>23.4%</td>
</tr>
<tr>
<td>B - Residence District</td>
<td>Residential High Density</td>
<td>20.2%</td>
</tr>
<tr>
<td>BB - Multi-Family District</td>
<td>Residential High Density</td>
<td>0.2%</td>
</tr>
<tr>
<td>C - Central Commercial District</td>
<td>Commercial</td>
<td>1.5%</td>
</tr>
<tr>
<td>CCZ - City Center Zone</td>
<td>Mixed</td>
<td>7.4%</td>
</tr>
<tr>
<td>CP - Commerce Park</td>
<td>Commercial</td>
<td>2.3%</td>
</tr>
<tr>
<td>GA - Multi-Family Residence</td>
<td>Residential High Density</td>
<td>0.9%</td>
</tr>
<tr>
<td>HI - Heavy Industrial District</td>
<td>Industrial</td>
<td>3.8%</td>
</tr>
<tr>
<td>LI - Light Industrial District</td>
<td>Industrial</td>
<td>0.1%</td>
</tr>
<tr>
<td>NR - Neighborhood Retail</td>
<td>Commercial</td>
<td>0.2%</td>
</tr>
<tr>
<td>RR - Multi-family Residence Retail District</td>
<td>Residential High Density</td>
<td>0.05%</td>
</tr>
</tbody>
</table>

Source: City of Ansonia, New England GEO, NVCOG
Though nearly 85% of land in Ansonia has been zoned residential, actual land usage tells a different story. Based on 2015 studies of satellite imagery and land records, about 40% of Ansonia’s land is being used to house its residents, and another 39% of land is used for roads, public transit, schools, recreation areas and other uses which directly support the residential uses. Future land use decisions toward more mixed use developments, such as is envisioned for the City Center Zone area, could significantly change the City’s predominantly residential character. In 2018, there were about 382 acres of undeveloped, or vacant, land available in Ansonia, which has not been evaluated for physical constraints.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>% Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td>1</td>
<td>0.02%</td>
</tr>
<tr>
<td>Commercial</td>
<td>169</td>
<td>4.2%</td>
</tr>
<tr>
<td>Community Facility</td>
<td>214</td>
<td>5.4%</td>
</tr>
<tr>
<td>Industrial</td>
<td>126</td>
<td>3.2%</td>
</tr>
<tr>
<td>Recreational</td>
<td>844</td>
<td>21.1%</td>
</tr>
<tr>
<td>Residential</td>
<td>1,606</td>
<td>40.3%</td>
</tr>
<tr>
<td>Right of Way</td>
<td>492</td>
<td>12.3%</td>
</tr>
<tr>
<td>Undeveloped</td>
<td>382</td>
<td>9.6%</td>
</tr>
<tr>
<td>Utilities</td>
<td>41</td>
<td>1.0%</td>
</tr>
<tr>
<td>Water</td>
<td>114</td>
<td>2.9%</td>
</tr>
<tr>
<td><strong>Total Acres</strong></td>
<td><strong>3,989</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Source: New England GEO, NVCOG
Map 8

Land Use
City of Ansonia, CT
Map 9

Undeveloped Land
City of Ansonia, CT
**Open Space**

Ansonia has about 26% of its land used for recreational or open space purposes. Though the state of Connecticut does not have a formal definition for “committed” and “non-committed” open space, for the purposes of this plan, “non-committed” open space includes parcels which are not severely deed restricted and lower level conservation priority parcels such as class 3 water properties. Ansonia’s inventory of committed open space includes land trust properties and cemeteries.

**Types of Open Space**

Source: City of Ansonia, New England GEO, NVCOG

Total Open Space = 1,045 Acres

Undeveloped Land not counted as Open Space
Map 10

Open Space
City of Ansonia, CT

What the Data Tells Us – Conditions and Trends
Financial Capacity

Tax Base

Ansonia is not considered to have a wealthy tax base since it has less property wealth, measured by Equalized Net Grand List, than the state average. This makes Ansonia eligible for more state aid under current state formulas. Among its neighbors, only Derby (14.9%) has a higher commercial/industrial tax base than Ansonia (10.5%).

<table>
<thead>
<tr>
<th>Property Owners</th>
<th>Tax Base Value</th>
<th>Nature of business</th>
</tr>
</thead>
<tbody>
<tr>
<td>United Illuminating Co.</td>
<td>$12,416,090</td>
<td>Utility</td>
</tr>
<tr>
<td>Ansonia Shopping Center LLC</td>
<td>$8,601,000</td>
<td>Retail</td>
</tr>
<tr>
<td>Target Corporation</td>
<td>$8,249,960</td>
<td>Retail</td>
</tr>
<tr>
<td>Yankee Gas Services Co</td>
<td>$8,144,430</td>
<td>Utility</td>
</tr>
<tr>
<td>Ansonia E &amp; A LLC</td>
<td>$6,511,000</td>
<td>Foreign Limited Liability Company</td>
</tr>
<tr>
<td><strong>Net Grand List (SFY 2014-2015)</strong></td>
<td><strong>$892,497,451</strong></td>
<td><strong>Value of taxable real and personal property</strong></td>
</tr>
</tbody>
</table>

Source: CT Economic Resource Center (CERC) Town Profile for Ansonia 2016
Revenues

While the Town generates about half of its revenue from local property taxes, Ansonia also receives about 42% of its total revenue from intergovernmental aid that includes state and federal sources, the highest compared to its neighbors. Ansonia residents’ tax burden per capita was less than the state average.

| Municipal Revenues for Fiscal Year End 2015 - Property tax, Intergovernmental |
|---------------------------------|-----------------|-----------------|-----------------|
| Municipality        | Total Revenue  | Intergovernmental | Ratio Intergvtl to Total | Property Tax Revenue |
| Ansonia            | $66,599,366    | $27,853,347      | 41.8%                   | $34,134,309          |
| Derby              | $44,200,265    | $14,130,654      | 32.0%                   | $27,801,813          |
| Seymour            | $58,304,783    | $15,026,084      | 25.8%                   | $42,069,189          |
| Woodbridge         | $47,643,390    | $2,789,596       | 5.9%                    | $42,721,174          |

Source: CT Data Collaborative, Town Data, FYE2015

| Municipal Revenues for Fiscal Year End 2015 - Grand List, Mill Rate, Tax Burden per capita |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Municipality        | Equalized Net Grand List | Equalized Net Grand List per capita | Equalized Net Grand List per capita as a % of State Average | Equalized Mill Rate | Tax Burden per capita |
| Ansonia            | $1,346,104,648 | $71,396         | 48.2%              | 25.73           | $1,837          |
| Derby              | $982,902,415   | $77,394         | 52.2%              | 27.17           | $2,103          |
| Seymour            | $1,707,834,886 | $103,662        | 69.9%              | 24.41           | $2,531          |
| Woodbridge         | $1,640,624,009 | $184,630        | 124.6%             | 25.69           | $4,744          |

Source: CT Data Collaborative, Town Data FYE2015
Expenditures

Ansonia spends about $37 million in order to provide educational and other services to residents and property. Local expenditures are clearly focused on education with about 58% going to education. Expenditures in Ansonia are lower than the state average on a per capita basis (66%).

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Total Expenditures</th>
<th>Educational Expenditures</th>
<th>Non-educational Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ansonia</td>
<td>$63,610,501</td>
<td>$37,029,834</td>
<td>$26,580,667</td>
</tr>
<tr>
<td>Derby</td>
<td>$44,373,819</td>
<td>$22,108,184</td>
<td>$22,265,635</td>
</tr>
<tr>
<td>Seymour</td>
<td>$58,132,197</td>
<td>$36,132,376</td>
<td>$21,999,821</td>
</tr>
<tr>
<td>Woodbridge</td>
<td>$45,982,860</td>
<td>$28,571,588</td>
<td>$17,411,272</td>
</tr>
</tbody>
</table>

Source: CT Data Collaborative, Town Data, FYE2015

Total revenues to total expenditures are at a 104.7 ratio, which suggests Ansonia draws enough revenues to cover its annual expenditures.

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Total Revenue</th>
<th>Total Expenditures</th>
<th>Ratio of Total Revenue to Total Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ansonia</td>
<td>$66,599,366</td>
<td>$63,610,501</td>
<td>104.7%</td>
</tr>
<tr>
<td>Derby</td>
<td>$44,200,265</td>
<td>$44,373,819</td>
<td>99.6%</td>
</tr>
<tr>
<td>Seymour</td>
<td>$58,304,783</td>
<td>$58,132,197</td>
<td>100.3%</td>
</tr>
<tr>
<td>Woodbridge</td>
<td>$47,643,390</td>
<td>$45,982,860</td>
<td>103.6%</td>
</tr>
</tbody>
</table>

Source: CT Data Collaborative, Town Data FYE2015
Conservation Policies

Conservation Goals:

Protect Natural Resources
Preserve Open Space
Protect Historic Resources
Enhance Community Character

Figure 10 Ansonia, CT Earth Day Clean-up Event, April 2017, Ansonia, CT Facebook Page
Natural Resource Protection & Agricultural Land

The natural resources in a community include both land resources (topography, soils, slopes, and other landforms) and water resources (watercourses, wetlands, water supply watersheds, and flood plains).

Protection of natural resources and agricultural lands are important in terms of preserving environmental functions, protecting community character, and enhancing quality of life. The following table identifies the environmental resources where conservation efforts should be focused:

<table>
<thead>
<tr>
<th>Category</th>
<th>Definition &amp; Proposed Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Significant Conservation Areas</td>
<td>Very sensitive lands worthy of preservation</td>
</tr>
<tr>
<td></td>
<td>Agricultural Land</td>
</tr>
<tr>
<td></td>
<td>Watercourses and waterbodies</td>
</tr>
<tr>
<td></td>
<td>Poorly drained soils (wetlands)</td>
</tr>
<tr>
<td></td>
<td>Floodplain (100-year, 1.0% probability)</td>
</tr>
<tr>
<td></td>
<td>Any slope in excess of 25%</td>
</tr>
<tr>
<td></td>
<td>Public water supply watershed areas</td>
</tr>
<tr>
<td>Important Conservation Areas</td>
<td>Sensitive lands worthy of conservation</td>
</tr>
<tr>
<td></td>
<td>Aquifers and recharge areas</td>
</tr>
<tr>
<td></td>
<td>Unique or special habitat areas</td>
</tr>
<tr>
<td></td>
<td>Floodplain (500-year, 0.2% probability)</td>
</tr>
</tbody>
</table>

Ansonia is doing a good job protecting water related significant conservation areas:

→ The Inland Wetlands Commission regulates activities in wetland and watercourse areas and recently revised its regulations to include 50 foot buffer areas. The Commission does field inspections on every application they review to determine the character of the land and precise location of wetland soils and watercourses.

→ The Planning & Zoning Commission oversees any activity within the 100-year flood plain.

However, Ansonia should consider strengthening regulations related to development activities on steep slopes and important conservation areas (public water supply watershed areas, aquifers and recharge areas, unique or special habitat areas, and 500-year floodplain areas).
Conservation Policies

Water Quality Protection

Water quality and water resources should be the top conservation priorities in Ansonia. The protection of the major rivers, streams, lakes, ponds, and wetlands helps to maintain a natural drainage system. Secondarily, these resources provide for scenic and recreational opportunities.

Pollution of water resources should be a concern of government and citizens alike. Water pollution used to come directly from a known point such as sewage treatment plants, landfills or industrial locations. Significant progress has been made in recent years to limit this type of pollution.

Most pollution currently, however, comes from non-point sources in the form of polluted runoff. Polluted runoff occurs when water runs over the land (whether from rain, car washing, or watering lawns) and picks-up contaminants. Common contaminants can be salt/sand from roads, oil/gas from roads, agricultural chemicals from farmlands, and nutrients and chemicals material from lawns.

Polluted runoff is largely a result of how land is developed and used. As more impervious surfaces are built less water percolates into the soil and more runoff flows into streams and rivers. As development increases, it should be a goal of the community to increase protection of water quality.

The following elements should be considered in reviewing land use applications and site review standards:

→ Reducing the clearing and grading of sites so as to minimize the impact on natural drainage patterns.
→ Emphasizing the economic and environmental benefits of natural drainage systems such as grassed swales, vegetative filters and, porous pavement materials over manufactured systems.
→ Establishing wetland and riparian buffers to filter pollutants and protect them from direct receipt of runoff.
→ Emphasizing preservation of open space as a tool to filter polluted runoff from adjacent impervious areas.
→ Encouraging site design with a goal of minimizing imperviousness of streets, parking lots, driveways, and structures.

The City of Ansonia should also consider strategies to reduce or minimize non-point pollution.
Open Space Preservation

Open space, in adequate quantities and appropriate locations, can help conserve important natural resources, protect community character, provide fiscal and economic benefits, enhance the quality of life, and shape development patterns.

While the amount of open space in a community is important, the utility of open space may be more important. Open space preservation efforts in Ansonia should be targeted towards protecting important resources and maximizing recreational benefits to the community:

→ Provide for contiguous open space “greenbelts” in order to enhance community character, spirit, property values, and quality of life.
→ Protect important natural resources (hilltops, forests, wetlands, and waterbodies).
→ Establish and maintain “pocket greens” revitalize urban areas, become neighborhood focal points, enhance community character, and enhance the quality of life.

The most effective tool a community can have to preserve open space is a well thought out Open Space Plan. In Ansonia, such a plan should identify all existing open space and vacant land in the city and identify desirable locations for open space and necessary connections.

Strategies should also be identified to obtain open space by purchase, donation, and obtaining rights of ways or easements. Small lots the City may already own should be examined to determine if they are possible locations for “pocket parks”. While completing a comprehensive system may take years to accomplish, there is no reason that this planning effort cannot begin immediately.

There are also regional organizations working to establish river greenways which would follow the Naugatuck River. Ansonia should continue to work with these agencies to establish a river greenway and connect any local greenway or parks as part of a regional and even statewide system. Although parts of the river are walled off, there does exist an opportunity to build a path atop or alongside the concrete walls. In some locations, it may be necessary to build the walkway into the walls.
Open Space Preservation Tools

- **Regulatory Measures** - The Subdivision Regulations allow the Planning and Zoning Commission to require land for parks, recreation, and open space areas in new subdivisions. Since this type of regulation can result in small pieces of open space that have little utility or benefit to the community, the Regulations should also allow for a fee-in-lieu-of open space. The Open Space Commission should be asked for a report on each subdivision and whether the land or the fee-in-lieu-of open space should be required. The open space requirement in the Regulations could also be increased.

- **Open Space Fund** - An open space fund should be established by the City for open space preservation. Funds would come from a line item in the budget, donations, and fee-in-lieu-of open space payments. The fund will allow Ansonia to purchase open space where it really wants open space.

- **Lands Trusts and Open Space Organizations** - There are many private organizations which purchase and hold open space on behalf of the public. Some of the larger trusts and conservation organizations in the state (such as the Nature Conservancy or the Trust for Public Land) could be approached about working with Ansonia to achieve open space goals.

- **State Funding Assistance** - The State of Connecticut has grant programs to help communities preserve open space and preserve agricultural lands. With the completed Open Space Plan, a strong application can be submitted for funding. An example of state funding was the purchase of Birmingham Utilities land by the Department of Environmental Protection.

- **Brownfield Sites** - The NVCOG Regional Brownfields Partnership assists in the clean-up and clearing of contaminated sites, which could be possible open space or recreation sites of the future.
Historic Resource Preservation

Since historic resources significantly contribute to community character and quality of life, historic preservation efforts should be directed towards three main objectives:

→ Identification - Historic resource surveys identify important resources and provide recent information on which to base historic preservation efforts.
→ Resources - Local individuals and organizations (such as a local Historical Society, a local Historic District Commission, and a Municipal Historian) help coordinate historical documentation and preservation efforts.
→ Programs - A Cultural Resource Preservation Plan identifies specific actions for preserving identified historic resources and including them as part of a larger arts and community spirit program for a community.

The table identifies recognized historic resources in Ansonia. The National Register of Historic Places (NRHP) recognizes places that have national significance in architecture, archaeology, culture, and American history. The State Register of Historic Places (SRHP) recognizes places significant to the history of Connecticut. Properties on the National Register are automatically listed on the State Register.

Listing on the National Register or State Register is based only on historic significance and such designation provides little regulation or protection. On the other hand, local historic districts (LHD) are established by municipal ordinance to protect designated areas. Ansonia has one local historic district.

The following table explains the benefits and constraints of different preservation techniques:

<table>
<thead>
<tr>
<th>Technique</th>
<th>Benefits</th>
<th>Constraints</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsible Ownership Or Stewardship</td>
<td>Provides best protection regardless of other techniques.</td>
<td>Hit or miss. Cannot be legislated.</td>
</tr>
<tr>
<td>National Register of Historic Places</td>
<td>Recognized by many people. Can increase pride and property values.</td>
<td>Largely ceremonial. Provides little direct protection for historic resources</td>
</tr>
<tr>
<td>State Register of Historic Places</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Historic Districts</td>
<td>Can provide significant protection. Requires consensus of owners and specific regulations.</td>
<td>Regulatory program that can create controversy at time of adoption or for specific proposals.</td>
</tr>
<tr>
<td>Village Districts (Public Act 00-145)</td>
<td>Can provide significant protection and can be established without property owner consensus.</td>
<td>Requires commission to get involved in aesthetic issues. May be appropriate in business areas.</td>
</tr>
<tr>
<td>Adaptive Reuse / Use Incentives</td>
<td>Can provide an economic incentive to retain significant historical structures.</td>
<td>May not be appropriate in all areas. May allow only limited uses.</td>
</tr>
<tr>
<td>Demolition Delay Ordinance</td>
<td>Allows time to investigate alternatives to demolition or to document significant buildings.</td>
<td>Only delays demolition for a period of up to 90 days.</td>
</tr>
</tbody>
</table>

Source: Ansonia POCD 2008

Ansonia Historic Districts

<table>
<thead>
<tr>
<th>Name and Location</th>
<th>Type*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elm Street Historic District</td>
<td>LHD</td>
</tr>
<tr>
<td>Upper Main Street Historic District</td>
<td>SRHP</td>
</tr>
</tbody>
</table>

Ansonia Historic Places

<table>
<thead>
<tr>
<th>Name and Location</th>
<th>Type*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mansfield House, 35 Jewett Street</td>
<td>NRHP, SRHP</td>
</tr>
<tr>
<td>Humphreys House, 37 Elm Street</td>
<td>NRHP, SRHP</td>
</tr>
<tr>
<td>U.S Post Office, 237 Main St</td>
<td>NRHP, SRHP</td>
</tr>
<tr>
<td>Funeral Parlor, 103 N. Cliff St</td>
<td>SRHP</td>
</tr>
<tr>
<td>Residence, State St. @ S. Cliff St (?)</td>
<td>SRHP</td>
</tr>
<tr>
<td>Ansonia Library, 53 S. Cliff St</td>
<td>SRHP</td>
</tr>
<tr>
<td>Christ Episcopal Church, 56 S. Cliff St (?)</td>
<td>SRHP</td>
</tr>
<tr>
<td>Armory, S State St</td>
<td>SRHP</td>
</tr>
</tbody>
</table>

Source: CT State Register of Historic Places (2016)

* LHD - Local Historic District, NRHP - National Register of Historic Places, SRHP - State Register of Historic Places
Conservation Strategies

Natural Resources

1. Continue to enforcement of the 100-foot regulated activity area around streams, rivers, and regulated wetland areas.
2. Consider adopting regulations to provide green space between new development and the Naugatuck River.
3. Discourage building and road development on steep slopes (15 percent or greater)
4. Continue to allow exceptions for preservation of natural features (zoning sec 330.16), and consider increasing the preservation area.
5. Reactivate, to the extent possible, the Naugatuck River waterfront as an amenity.
6. Reduce the number of new private wells in areas with known ground water scarcity
7. Protect ground water resources from point source pollution

Open Space

8. Create an inventory of existing open spaces and identify opportunities for the creation of a parks system in the City’s neighborhoods.
9. Preserve more open space to preserve natural resources.
10. Study feasibility of an elevated walkway along the Naugatuck River flood retaining wall.
11. Encouraging the preservation of open space by private organizations (i.e. Ansonia Rod and Gun Club).
Development Policies

- Enhance Community Structure...
- Maintain Residential Areas...
- Encourage Economic Development...
- Monitor Community Facilities Needs
- Consider Transit Oriented Development
- Encourage Brownfield Redevelopment
Community Structure

Community structure addresses the overall built environment in Ansonia. Structure is an important consideration in the Plan since it addresses how people, both residents and visitors, perceive and understand the community. Structure is also an important guide for land use regulations and decisions. Regulations can be designed and implemented to reinforce the community structure and enhance community character.

Ansonia has primarily four dominant structural features:

- Compact core business area,
- Older heavy industrial area running north - south through the community along the Naugatuck River,
- A new light industrial and office space in the northwest area of the City, and
- Residential neighborhoods in outlying areas of the community.

Ansonia is almost fully developed and the residential character of many parts of the community has clearly been established. The main structural issues to work on during the planning period should include:

- Improvements to the core business area, now commonly known as the City Center Area, to enhance its vitality and promote community character,
- Redevelopment of industrial areas to move away from the historic industrial focus, and
- Protection and enhancement of residential neighborhoods.

In addition, the goal of enhancing overall community structure should include creating transitional areas between the different structural elements.
Housing & Residential Areas

Housing and residential areas are important topics in the plan since most of Ansonia is zoned for residential purposes. In addition, identified housing needs must be considered.

Over the past decade, new housing growth has been slower in Ansonia than surrounding areas due to the limited amount of available land. However, in terms of housing density, Ansonia’s small land area and higher proportion of multi-family units results in it being one of the most densely populated communities among its neighboring municipalities. For example, though both Derby and Ansonia have about the same land areas, Ansonia has nearly 1,000 more multi-family housing units (2015). In addition, according to the 2015 American Community Survey, approximately 43% of the estimated 7,408 housing units in Ansonia were renter occupied.

While Ansonia’s housing stock was well suited for local needs when Ansonia was a manufacturing community, residential preferences have changed over the past few decades. With economic and transportation improvements, younger employment aged person, commonly referred to as millennials, and persons retiring from the work force looking to downsize. These two populations are both seeing smaller, more compact-style living options near transit and services that provide the option of not relying on automobile trips for daily needs. Ansonia has the available parcels, some with existing structures that can provide housing options for these populations.

<table>
<thead>
<tr>
<th>Geographic Area</th>
<th>Housing Units per acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bridgeport</td>
<td>5.6</td>
</tr>
<tr>
<td>New Haven</td>
<td>4.6</td>
</tr>
<tr>
<td>Ansonia</td>
<td>2.1</td>
</tr>
<tr>
<td>Derby</td>
<td>1.8</td>
</tr>
<tr>
<td>New Haven County</td>
<td>0.9</td>
</tr>
<tr>
<td>Fairfield County</td>
<td>0.9</td>
</tr>
<tr>
<td>Shelton</td>
<td>0.8</td>
</tr>
<tr>
<td>Seymour</td>
<td>0.8</td>
</tr>
<tr>
<td>Woodbridge</td>
<td>0.3</td>
</tr>
</tbody>
</table>

Source: US Census 2010, SF1, Table GCT-PH1

Figure 12 Ansonia, CT Library District Homes, 2018, Photo by NVCOG staff
Map 12

Housing Density
City of Ansonia, CT

Development Policies
Residential Density Regulations

Over the years, most communities have chosen to regulate residential development through the use of minimum lot size regulations. Such a system requires a certain number of square feet (or acres) for each lot created. Property owners and land use administrators readily understand this system since it has been widely used.

However, more and more communities are moving towards a residential density regulation in addition to a minimum lot size regulation. Where a lot size requirement might specify a minimum of one-half acre per lot, the density regulation might specify a maximum of two lots per acre. Ansonia has both minimum lot size and maximum density regulations. Maximum density regulations are primarily used in multi-family zoning districts, and or cluster-style developments.

The residential density regulation can be used to promote “open space development patterns”. Since the density regulation limits the overall number of lots in a subdivision, the minimum lot size regulations can be adjusted to provide some flexibility in the lot layout so that the maximum amount of useable open space can be preserved. Once the maximum yield (number of lots) in a subdivision is determined by a density regulation, the strict dimensional requirements that produce “cookie cutter” subdivisions can be eliminated or made much more flexible. The regulatory review process then focuses on determining the best overall plan for the development and conservation of the parcel.

In Ansonia, the residential density regulation can also be used to manage land use activities. For example, if a community wanted to reduce the number of lots that might be created in a certain area, one option would be to increase the minimum lot size requirement. However, this strategy can make a number of existing lots non-conforming and create difficulty for property owners and land use administrators.

Density Defined

Residential density is a way to manage:
→ Intensification in neighborhoods, and
→ Overall yield in new development.

For example, 8 lots on a 4 acre parcel is the same as a density of 2.0 units per acre.

Like a minimum lot size regulation, a maximum density regulation can be used to regulate development yield from a piece of property.
Blight and Redevelopment

Programs should also be pursued that will encourage housing maintenance and repairs in order to initiate and support neighborhood character and pride. Since 2014, Ansonia has launched aggressive efforts to prevent the occurrence of “blighted” housing which can cause a cycle of neighborhood disinvestment. The City implemented a new ordinance aimed at existing blighted properties to improve community character and reverse the trend of disinvestment.

Some residential neighborhoods in Ansonia may benefit from redevelopment. Reducing housing density and increasing lot sizes will move Ansonia more in the direction of the current housing market. As part of such a program, sub-standard housing could be eliminated and additional parking provided. Plans might call for existing residences to be demolished and replaced with clustered single family units, duplex housing units, and congregate housing for the elderly.

Housing Needs

Based on the lower than average cost of single family housing in Ansonia, and the higher than average number of affordable housing units, the city’s focus is on creating more housing choices, especially market rate owner occupied units.

Public Act 108, concerning affordable housing, establishes a special provision to promote the construction of affordable housing in communities which do not have 10% of their housing units designated as affordable. Ansonia, in 2015, had 1,159 units, or 14.2% of the housing stock which was considered affordable. Ansonia ranked in the top 20 municipalities in State for total percentage of affordable units. In comparison to its neighboring communities, Derby was the only other community to meet the state minimum.

The lower housing prices combined with a higher number of affordable housing units shows that Ansonia is meeting more social housing needs than its neighboring communities. The portion of housing stock that is considered affordable should be monitored as to the location, maintenance, and usability (primarily access for elderly and disabled residents).

The housing market and personal choice will determine future housing construction in Ansonia. However, anticipated growth in the number of persons age 65 and over in the next twenty years means Ansonia should also focus on creating housing for the elderly in areas within walking distance to commercial amenities and basic services including food stores, parks, medical offices, restaurants, and medical offices. In addition to subsidized rental units, congregate housing and accessory apartments might be needed to ensure residents are able to remain as part of the community and avoid expensive nursing home care.
Business & Economic Development

This section of the Plan looks at the location and type of retail, office, industrial development, and other activities in Ansonia that provide goods and services for residents, job opportunities, and a balanced tax base.

The older industrial facilities along the Naugatuck River are Ansonia’s largest taxpayers and dominate the current business development pattern. Other industrial areas include the Fountain Lake Commerce Park and the Hershey Industrial Park. Commercial and service type development is concentrated along Main Street.

In addition to these larger industrial and commercial areas, there are smaller neighborhood commercial parcels in several parts of the community.

The City of Ansonia should consider focusing its primary economic development efforts in three areas:

→ Enhancing the Main Street commercial areas for the needs of the Ansonia resident,
→ Diversifying the local economic base
→ Redirecting and maximizing the land in the commerce and industrial parks.

The current mission statement of the Ansonia Economic Development Commission is to:
→ Proactively recruit, promote and support local businesses,
→ Increase employment, and
→ Develop community services thereby increasing revenues and improving the quality of life for the citizens of Ansonia and the Region.

Figure 13 Ansonia, CT Main St. 2014, Photo by COGCNV staff
Enhancing Downtown

With the growth of retail opportunities and employment elsewhere, the once vibrant Ansonia downtown has suffered in recent years. Residents of Ansonia and surrounding communities have been attracted to newer retail facilities in other communities. In addition, the inconvenient access to downtown has made it harder for this area to attract new retailers or employers.

Since Ansonia’s downtown location includes challenges of major highway access convenience, its most promising future may be in developing a pedestrian-friendly downtown with unique facilities and open space, especially along the Naugatuck River, and capitalizing on Metro North’s New Haven Line Service, which is the busiest commuter rail line in the country. Ansonia’s downtown contains a rail station on the Waterbury Branch Line. Scheduled infrastructure and service improvements have the potential to expand the reach of the commuter rail system. The Downtown already includes many assets within its boundaries including the oldest opera house in the State, a post office, City Hall, the Naugatuck River, and unique shops. Creating and maintaining a downtown that functions both as a business center and a place for social gatherings and entertainment should be a major focus for the downtown planning efforts.

As market demand in Ansonia downtown has ebbed, some storefronts have been occupied by churches and other non-retail activities. Although these uses provide a service to some residents, it may not be the best use along Main Street. Activities that should be encouraged as part of the downtown should provide for the daily needs of the residents, encourage people to come and stay downtown after working hours, and provide for a variety of residential, office, retail, and entertainment uses. In particular, integrating housing into the downtown area will begin to establish a basic market for retail and service businesses (restaurants, for example) to follow.

Planning for the residents of Ansonia and encouraging the types of businesses needed is essential for the Main Street to become a vibrant place once again. Therefore, it is essential that the economic planning be guided through residents’ surveys and general input as to what is needed. Then the community can actively recruit these services. As part of any program to revitalize and reposition the downtown area, steps should be taken to improve the signage and “gateways” to the downtown area to encourage people to come and stay.

The downtown streetscape is an important consideration in revitalizing Ansonia’s downtown. Creating a pedestrian-friendly environment requires generous sidewalks, active storefronts, building façade improvements, planting, appropriate streetscape amenities, diverse uses, sidewalk maintenance, appropriate signage, attractive lighting, and promoting Transit Oriented Development. Parking in the Main Street area is another issue to be addressed. There is the perception that inadequate parking exists or is inconvenient. Efforts should be devoted to providing an adequate amount of appropriately configured parking with adequate signage, lighting, and security.

Downtown areas, comprised of multiple property owners and businesses with different interests, typically have a hard time competing with shopping centers with coordinated management. Fortunately, there are ways to get downtown interests working together to enhance their operations. The most successful program, known as the Main Street Program,
is coordinated in Connecticut by Connecticut Light & Power (check this fact). This program should be investigated for downtown Ansonia.

Much work needs to be done to make this future vision a reality. In order to proceed, Ansonia should seek funding to prepare a downtown plan that would begin to identify and organize the various strengths, weaknesses, opportunities and constraints that exist.

**Diversify the Economic Base**

Much of Ansonia’s economy is based upon manufacturing businesses. While these businesses were integral in the formation and development of the community, manufacturing businesses have been leaving Connecticut (and even the United States) for more favorable wage and cost structures in other areas. The major locational determinants in Ansonia’s development (available land, power supply, and transportation) have been reduced by technological and other improvements in other geographic locations. In addition, many of the historic industrial buildings in Ansonia are not well suited to the needs of current businesses.

During the planning period, Ansonia needs to work with the State Department of Economic and Community Development to explore ways to diversify the local economic base in terms of meeting the needs of new business ventures and overcoming the functional obsolescence of some of the local industrial facilities.

**Enhance Other Economic Development Areas**

In addition to the downtown area, Ansonia should continue to encourage the development of the industrial parks and the reuse of its existing industrial buildings. The reuse of the industrial building along Main Street could have a significant impact on the redevelopment of the downtown area due to the increase in pedestrian traffic.

The development of the available land in the industrial areas in Ansonia is important due to the positive tax revenue produced. However, as these areas are developed in the future it is important to recognize the existence of the residential neighborhoods. It is important to encourage the use of buffers to preserve these residential neighborhoods. In addition, protecting the natural resources in the industrial areas should be a priority as new construction occurs.
Transit Oriented Development (TOD)

TOD Primer

The freedom and movement associated with individual automobile ownership have always come with trade-offs. As development chases low land prices further and further from historic neighborhood centers, problems like congestion, deteriorated air quality, national dependence on foreign oil, and the high costs associated with automobile ownership are exacerbated. In the early and mid-1990s many residents and several municipalities began to seek out alternatives to promote increased use of public transportation. This movement has continued to grow and expand over the years.

New principles have emerged aimed at reducing dependency on the automobile by encouraging land uses that are supportive of public transit. Residents and local governments are prioritizing new development that provides more choices for reliable transportation, more socially mixed and affordable housing, and expanded business and economic opportunities. These groups want development that reinforces existing communities and historical downtowns and enhances the opportunities for healthy, walkable and safe neighborhoods to flourish.

For the purposes of public policy, Section 13b-79o of the Connecticut General Statutes defines TOD as:

The development of residential, commercial and employment centers within one-half mile or walking distance of public transportation facilities, including rail and bus rapid transit and services, that meet transit supportive standards for land uses, built environment densities and walkable environments, in order to facilitate and encourage the use of those services.

This statutory definition covers much of what has already been discussed above, including appropriate intensity of land uses which would support transportation facilities, such as BRT and train infrastructure. It is with this definition in mind that the Commissioner of Transportation will decide to participate or not in the improvement of public transportation facilities.
**TOD in Ansonia**

The State definition brings to light the importance of density standards. Dwelling units per acre (density) contributes to the economic viability of different modes of transit. In a literary review of leading studies on TOD Reid Ewing, Ph.D., created the following table of threshold densities for different modes of public transit:

<table>
<thead>
<tr>
<th>Mode</th>
<th>Housing Density (dwelling units/acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basic Bus</td>
<td>7</td>
</tr>
<tr>
<td>Premium Bus</td>
<td>15</td>
</tr>
<tr>
<td>Train</td>
<td>20-30</td>
</tr>
</tbody>
</table>

Access to good, reliable and convenient transportation was a key factor that allowed the towns of the lower Naugatuck Valley to grow and prosper. The densest areas are located along rivers, canals, or rail lines. The City of Ansonia is no exception. Density and diversity of uses contribute to the city’s high walk-score and help make Ansonia an easy and advantageous location for additional TOD.

Today, Ansonia is served by Metro-North rail service at its train station located within its downtown district. Fixed-route bus service through the downtown area is operated by the CT Transit – New Haven Division. Unlike other towns of the lower valley, Route 8 does not pass through or directly connect to downtown Ansonia. Connections to the expressway are via non-limited access state routes. Route 115 serves as the City’s main street, connecting Ansonia to Derby to the south and Seymour to the north.

Unique to Ansonia is the dispersion of pocket parks throughout downtown. Well-designed parks offer areas of rest and shade to pedestrians, allowing people to stay and enjoy time in the area. The Main Street corridor has a wide range of services, including the city hall. There is a large shopping center with a stand-alone Target department store across the street - a major contributor to the community’s high walk-score. The average height of buildings in the downtown is two stories. There are plans for several new multi-family sites in the downtown and potential for further development.
Transit Oriented Development (TOD)
City of Ansonia, CT
Brownfield Redevelopment

Brownfield Primer

Brownfields are properties with known or suspected environmental contamination, the presence of which has hindered investment on site. Some brownfield sites require remediation activities that far exceed the value of the property, making reuse and redevelopment expensive and risky.

Though reusing brownfield sites is a challenge, many brownfield sites are located in areas with robust existing infrastructure in close proximity to train stations and densely settled residential neighborhoods. With comprehensive analysis, strategy development, and a bit of patience, brownfields can offer abundant opportunities for infill development and neighborhood revitalization.

Regulation and Remediation Funding

Environmental regulation that affects brownfield properties in Connecticut is shaped by legislation at both the state and federal level. Most federal environmental statutes are monitored by the U.S. EPA and its compliance monitoring programs. These programs were enabled by many pieces of legislation, including those listed below:

→ Clean Air Act (CAA)
→ Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).
→ Clean Water Act (CWA)
→ Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)
→ Resource Conservation and Recovery Act (RCRA)
→ Safe Drinking Water Act (SDWA)
→ Toxic Substances Control Act (TSCA)

Connecticut has its own set of regulations governing brownfields. The Remediation Standards Regulations (RSRs) set guidelines and standards that may be used at any site to determine if remediation is necessary. While the RSRs alone do not trigger any required actions, Connecticut has enacted legislation surrounding the sale and transfer of contaminated sites that sets mandatory assessment and remediation milestones. Connecticut’s property transfer law, commonly known as the Transfer Act, applies to sites that qualify as an establishment.

Despite programs like the state’s Abandoned Brownfield Cleanup (ABC) program, which provides liability relief and allows Transfer Act sites with limited existing environmental conditions to enter into an expedited environmental closure process, contaminated
properties often remain expensive to remediate. Many sites cost more to remediate than they are worth, presenting very real financial obstacles to development. Currently, funding for brownfield sites is limited and highly competitive both at the state and federal level. Additionally, the legal complications related to ownership of these sites and the liability that ownership begets has led to continued abandonment and negligence.

In order to meet the challenges present on brownfield sites, the Naugatuck Valley Council of Governments (NVCOG) hosts the Regional Brownfields Partnership (RBP). Through RBP, NVCOG has secured federal funding to assess and cleanup brownfield sites in our region. Over the past decade, NVCOG has managed more than $2.6 million in federal brownfields funding awarded and administered by EPA. Through redevelopment projects led by chief elected officials and aided by state and federal partners, this funding has leveraged more than $76 million in additional federal, state, municipal, and private investment. There are three federal resources and one State grant program available through NVCOG and directly to municipalities:

→ EPA Revolving Loan Fund
→ EPA Assessment Grants
→ EPA Cleanup Grants
→ Connecticut Department of Economic and Community Development (DECD) Office of Brownfield Remediation and Redevelopment Municipal Grant Program

**Ansonia Brownfield Opportunities**

Since 2015, NVCOG staff identified brownfield sites that may be considered for future development of the Naugatuck River Greenway. As of February 2018, 12 of the 157 identified sites are located in Ansonia:

There are far more sites that may qualify for brownfield designation than have received funding assistance. The NVCOG staff estimates there are many hundreds of parcels throughout the Naugatuck Valley that may qualify for brownfield assistance.

<table>
<thead>
<tr>
<th>Location</th>
<th>Property Name</th>
<th>Data Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 State Street</td>
<td>Ansonia Armory</td>
<td>NVCOG</td>
</tr>
<tr>
<td>26 Beaver Street</td>
<td>Cook Industrial</td>
<td>NVCOG</td>
</tr>
<tr>
<td>74 Grove Street</td>
<td>74 Grove Street</td>
<td>NVCOG</td>
</tr>
<tr>
<td>296 Main Street</td>
<td>Haddad Park</td>
<td>NVCOG</td>
</tr>
<tr>
<td>7 Riverside Drive</td>
<td>Ansonia Copper &amp; Brass</td>
<td>DECD</td>
</tr>
<tr>
<td>420 Main Street</td>
<td>420 Main Street</td>
<td>EPA</td>
</tr>
<tr>
<td>17 Henry Healey Drive</td>
<td>Road Ready Used Cars</td>
<td>NVCOG</td>
</tr>
<tr>
<td>19 Henry Healey Drive</td>
<td>Road Ready Used Cars</td>
<td>NVCOG</td>
</tr>
<tr>
<td>520 Main Street</td>
<td>Road Ready Used Cars</td>
<td>NVCOG</td>
</tr>
<tr>
<td>522 Main Street</td>
<td>Road Ready Used Cars</td>
<td>NVCOG</td>
</tr>
<tr>
<td>153 Main Street</td>
<td>Palmer</td>
<td>NVCOG</td>
</tr>
<tr>
<td>497 East Main Street</td>
<td>Palmer</td>
<td>NVCOG</td>
</tr>
</tbody>
</table>

Source: NVCOG Regional Brownfields Partnership (RBP), 2018
Community Facilities

Community services and facilities include such governmental functions as education, public works, public safety, and recreational services. These services contribute significantly to the character of a community and its quality of life. The Plan of Conservation & Development reviews the physical aspects of such services and facilities to ensure they are appropriately located and sized to meet community needs during the planning period and beyond. The Plan is not intended to address the management, operations, or programs of individual departments or facilities.

There are a number of issues related to community facilities that can be directly related to the growth of the community. It is reasonable to expect that community growth will increase the need for community facilities and the challenge will be to prioritize and phase these improvements over time.

In Ansonia there are no community services or facilities that are clearly missing. The City has services designed for the youth of the community through Youth Services Programs, and for the elderly at the Senior Center (Main Street). The City also has three housing developments designated for the elderly and disable population.

The City maintains several unique active recreational facilities that serve the community for both active and educational purposes (see margin). In addition, there are several passive recreational areas managed by the City and State of Connecticut.

Ansonia has a strong network of Volunteer Fire Departments. These departments currently have adequate equipment and facilities to effectively manage the emergency fire response needs in the future. In contrast, the police facility, located at 2 Elm Street, is one of the few facilities that should be evaluated in the near term. Additional space for staff and equipment is needed.

Some facilities in the community have just recently seen major improvements and studies. These include a $50.5 million building and improvements program for the Ansonia school system. In addition, the public work department has completed a major Inflow and Infiltration study for the city’s wastewater treatment system.

The administrative staff and functions are primarily located at the City Hall on Main Street. The current administrative framework involves full-time support staff, part-time directors, and volunteer Boards, Commissions, and Mayor. The current system of staffing may need to be re-evaluated as the demographics of the community change.
Development Strategies

**Community Structure**

1. Manage the older industrial areas and consider mixed use development options.
2. Concentrate on developing those areas designated as industrial parks, while preserving the adjoining residential areas.
3. Reactivate the Naugatuck River Waterfront.

**Housing & Residential Areas**

4. Evaluate the rehabilitation of the affordable housing units in the community.
5. Consider mixed use development downtown.
6. Maintain the existing residential areas.
7. Anticipate the need for additional affordable housing units for the elderly population.

**Business & Economic Development**

8. With professional assistance, prepare a comprehensive study of downtown Ansonia, including the Latex Foam site.
9. Create a downtown that functions as a business and social center.
10. Actively integrate housing into the downtown.
11. Conduct an overall survey of business types in the downtown.
13. Actively seek ways to make Ansonia a destination.
14. Provide guidance to the downtown for people traveling from major highways.
15. Encourage the use of signage along major roadways to make the business district more visible.
16. Enhance the gateways to the downtown.
17. Enhance the downtown Main Street area through:
   - Sidewalk enhancements,
   - Open space, grassed sitting areas, and
   - Lighting improvements, and
   - Smart Cities technologies, including publicly accessible Wi-Fi
18. Conduct a parking needs assessment for the downtown area.
19. Explore ways to diversify the local economic base to meet the needs of new business ventures.
20. Encourage the development of industrial parks while;
   - Protecting established residential areas, and
   - Protecting natural resource areas.

**Transit Oriented Development**

21. Continue to advance and implement Transit Oriented Development in the City Center Zone and along both sides of the Naugatuck River,
22 Evaluate the existing parking supply and demand in the City Center Zone and evaluate revisions to the standard parking requirements to facilitate TOD.
23 Incorporate transit access when developing high density residential and mixed use parcels.

Brownfields Redevelopment

24 Encourage redevelopment and reuse of brownfield sites when feasible.
25 Continue to work with the NVCOG Regional Brownfields Partnership to assess potential sites which are good candidates for further remediation assistance.

Community Facilities

26 Encourage the implementation of the recommendation of the Inflow and Infiltration Study.
27 Pursue efforts to encourage and recognize volunteer staff.
28 Encourage the evaluation of the Police Department needs.
29 Evaluate the community’s needs and appropriate resources accordingly.
Infrastructure Policies

Improve Transportation Circulation

Enhance Pedestrian Travel

Maintain and Enhance Public Utilities

Figure 14 Mayor David Cassetti on Asphalt Paver, 2017, Ansonia, CT Facebook Page
Transportation

The transportation system in a community is an important factor in its growth and development. This element of the Plan of Conservation and Development is concerned with the means by which people and goods are moved from one place to another. It is designed to encourage, support, and serve the current and desired future land use pattern for Ansonia.

*Improve Roadway Circulation*

The current roadway configuration in Ansonia consists of expressways, arterials, and collectors. This classification system is based on the function of the roadway. The system is designed to filter the traffic from the lower volume roadways to the higher, through traffic roadways. Upgrading the functional classification of the roadway to better reflect the land uses and traffic volumes that exist.

Transportation circulation is a key component in the enhancement of the downtown area. Therefore, a circulation plan incorporating the East Main Street, Main Street, and West Main Street should be considered to help the flow of traffic for both pedestrians and automobiles. This circulation plan should also incorporate parking needs throughout the downtown, create connections to the regional greenway system, and provide convenient access to the Ansonia Train Station.

*Manage Roadway Improvements*

There are several intersections and bridges in the City that are key to local traffic circulation. Several agencies and departments, such as the Naugatuck Valley Council of Governments and the City of Ansonia’s Engineering Department, are involved in identifying and prioritizing roadway improvements that address safety issues and reflect the needs of the community. The City of Ansonia recognizes the importance of its roadway and bridge infrastructure (see Map 16 – Street Network).

Additional roadway enhancements should also be considered for the major access points to the downtown (i.e. Maple Street Bridge and Bridge Street Bridge). The intersections in and around the downtown should be evaluated for signal timing, site-line obstruction, and general pedestrian safety. These improvements and enhancements to the downtown street network should help to maintain a smooth flow of traffic, and maintain a pedestrian safe environment.

In addition, future improvements to major bridges and roadways should be targeted to areas where future development opportunities and high traffic volumes may occur, rather than areas that once had high traffic volumes due to past industrial activities.
**Improve Transit Service**

The transit services available in the Ansonia range from bus, train, and personal services, including Transportation Network Companies, such as Uber and Lyft. These services provide access to employment, shopping, and other personal services to residents without private automobile access. Therefore, it is important that the population in need is identified, adequate service is provided throughout the community, and schedule times meet the needs of the riders.

**Provide for a Sidewalk Network**

Sidewalks are important because they provide for pedestrian safety in areas of high vehicle traffic, and convenience in areas around schools, parks, and other community oriented facilities. Future sidewalk installation will help lessen the number of short trip automobile traffic and allow residents to walk to outdoor activities and community facilities.

While the zoning regulations require that sidewalks be installed in new developments, this requirement has been waived in the past. In an effort to improve the sidewalk network the regulations should be modified to make sidewalks mandatory in all new developments. The modification to the regulations will help to create an expanded sidewalk network.

The existing sidewalk network has areas where linkages are needed in developed areas. Completing these links can be achieved with local improvements (funded by LOCIP monies) or in special circumstances, by a fee-in-lieu of sidewalk regulation. The fee option could be allowed in circumstances where new developments do not relate geographically to the existing sidewalk network. The fee would be used to install sidewalks in areas where more pedestrian traffic occurs, or a connection is needed to provide safe and convenient access to and from commercial, residential, and community oriented areas.

The identification of existing sidewalks, future sidewalks as development occurs, and priority sidewalk linkages is critical to providing a safe and convenient sidewalk network. The development of a sidewalk master plan will help to provide a comprehensive listing of identified areas, as well as provide a map visually displaying these areas. The master plan will assist the City when implementing the mandatory sidewalk policy and fee-in-lieu of sidewalk requirements by indicating which option helps complete the overall sidewalk network.
Enhance Bicycle Travel and Trails

In addition to pedestrian travel, it is important to allow for safe bicycle travel throughout the community. The design improvements to roadways in Ansonia should incorporate bicycle lanes, or other similar-bicycle facilities, including the consideration for narrowing certain road lane widths to create safer shoulder for cyclists, where feasible.

Other improvements to pedestrian travel are through the use of trails. Trails can be off the main roadway network while still providing for convenient access to residential, commercial, and institutional areas. Sections of the Naugatuck River Greenway have been built in Ansonia, with the longer range plan to create a continuous 40 mile off-road trail along the Naugatuck River.
Utilities

Utility infrastructure includes piped utilities (public water, public sewer, natural gas), wired utilities (electric, telephone, and cable television), and other utilities (cellular communications). The location and capacity of infrastructure is important to the future growth and development of Ansonia since it can direct growth towards or away from certain areas.

Maintain Piped Utilities

The Birmingham Utilities Company provides water service to Ansonia. Almost the entire City is serviced by public water and residents who do not have public water have the option of connecting. The high availability of public water is beneficial for the community in terms of having a safe supply of potable water, and an adequate supply of water for fire protection. The current public water supply is good, with only 50% of the available supply being used on an average day. The water supply system is expected to be adequate for community needs during the planning period.

Public sewer service is provided and maintained by the City of Ansonia. Public sewer is available throughout the city and, under normal flow conditions, the treatment plant is at 50% capacity. The public works department recently had a major infiltration study completed on the wastewater drainage system to examine the issue of water runoff from streets entering the sewer system and causing a capacity problem at the treatment plant. The implementation of this study is essential to maintaining the capacity of the current treatment facility.

Yankee Gas Service Company provides natural gas in the city. Natural gas is an alternative energy source to residential, commercial, and industrial areas. The availability of service to the commercial and industrial areas can be a major attraction to potential companies.

Encourage Enhancements to Wired Utilities

Ansonia residents have access to all major wired utilities. These utilities include electric, telephone, and cable television. The City should encourage that high speed internet, and digital cable and telephone services be provided to all local businesses and residents.

In addition, when wired utilities are located above ground they can have an adverse effect on the community’s character. In order to lessen the effects of more utility poles and above ground wires, all wired utilities should be placed underground. In addition, as improvements and redevelopment occurs in commercial and residential areas, consideration should be given to burying existing utilities.

It is also important to recognize the need for maintenance, including regular tree trimming and pole replacements.
Manage Wireless Communication Infrastructure

The wireless technologies for phone, television, and internet will increase in use over the next ten to twenty years. An increase in the use of this technology will necessitate numerous antennae to increase the usability of such wireless devices. Ansonia should consider adopting regulations or guidelines addressing the desirable locations and type of antennae to guide this activity.

Encourage Proper Street lighting

Streetlights in both residential and commercial areas are important because well-lighted areas provide a safe environment for people walking at night, exercising, and shopping.

It is important to consider both the streetlight design and the illumination. Residential streetlights should be designed smaller in size, have lower illumination, and to cast more light on the sidewalk. Commercial area lighting should be designed to have brighter illumination and light both the walking and on-street parking areas.

Adopting a policy on streetlight design and illumination for both residential and commercial will help to provide adequately lighted areas for both leisurely strolls and nighttime shopping.
Infrastructure Strategies

Transportation

1. Improve roadway circulation.
2. Update roadway classifications.
3. Consider conducting a downtown traffic circulation plan.
4. Manage roadway improvements.
5. Continue to work with the Naugatuck Valley Council of Governments to implement roadway improvements.
6. Continue to make roadway improvements and to address safety and capacity issues.
7. Support the enhancement of transit services to best meet the needs of the community.
8. Enhance pedestrian and bicycle travel.
9. Establish and maintain a sidewalk inventory and make improvements and/or connection where necessary.
11. Encourage the development of bikeways when roadway improvement projects are designed and constructed.
12. Continue to construct the Naugatuck River Greenway off road trail system.

Utilities

14. Encourage residences on well water to convert to the public water supply.
15. Monitor the public water supply for future community needs.
16. Implement the recommendation provided in the Inflow and Infiltration study.
17. Encourage enhancements to wired utilities.
18. Continue to require that all new utilities be placed underground.
19. Encourage the burying of overhead utilities when redevelopment occurs.
20. Consider adopting new streetlight policy and design guidelines in accordance with PA 01-134.
22. Consider adopting regulations or guidelines addressing wireless facilities. Reduce the number of new developments on well water supply, especially in areas with repeated, and known, well and ground water supply shortages, as evidenced through Naugatuck Valley Health District new and deeper well drilling permits.
Next Steps – Implementation

Ansonia’s greatest asset is its people, who are willing to work and take a chance to improve their City. This Plan of Conservation & Development has been prepared to help Ansonia’s people meet the challenges that will confront their City in the future and guide their work toward its improvement.

The first step in the planning process was to find out where Ansonia has been as a community and where it is going. Information was collected, and reviewed as part of the process of assembling this Plan. The second step was to determine where Ansonia wants to go. Meetings were held to assess issues in Ansonia and discuss alternative strategies. Through this work, general goals and policies were developed and a vision for the future of Ansonia was confirmed. The third step was to layout specific actions that will help us remember how we will get there. These specific strategies are detailed throughout the Plan.

However, the most important step of the planning process will be implementation of the recommendations. While the task of implementation rests with all Ansonia residents, the realization of the Plan is orchestrated by the Planning and Zoning Commission and other City agencies and officials.

The Plan is intended as a guide to be followed in order to enhance the quality of life and the community character of Ansonia. It is intended to be flexible in order to allow adjustments in the manner that specific goals and objectives are achieved while maintaining stability in the long-term goals of the community.

During the next few years, some of the goals will hopefully be achieved, some circumstances will undoubtedly change, and some conditions will certainly arise that will suggest that it is time to reconsider the Plan or some of its elements. Such situations are to be welcomed since it will mean that the Plan is being used as a beacon by residents. Programs that help achieve community consensus, establish community goals, and promote community welfare will all turn out to be positive steps in the history of Ansonia.

By preparing this Plan of Conservation & Development that process has already begun.
Appendix

Connecticut Economic Resource Center (CERC) Economic Profile

Housing Profile from Partnership for Strong Communities (PSC)
## Demographics

<table>
<thead>
<tr>
<th>Category</th>
<th>Town</th>
<th>County</th>
<th>State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>2000</td>
<td>8,554</td>
<td>824,008</td>
</tr>
<tr>
<td></td>
<td>2010</td>
<td>19,249</td>
<td>862,477</td>
</tr>
<tr>
<td></td>
<td>2011-2015</td>
<td>19,035</td>
<td>862,224</td>
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<tr>
<td></td>
<td>2020</td>
<td>19,839</td>
<td>898,514</td>
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<tr>
<td>'15 - '20 Growth / Yr</td>
<td>0.8%</td>
<td>0.8%</td>
<td>0.1%</td>
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<tr>
<td>Land Area (sq. miles)</td>
<td>6</td>
<td>605</td>
<td>4,842</td>
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<tr>
<td>Pop./Sq. Mile (2011-2015)</td>
<td>3,162</td>
<td>1,426</td>
<td>742</td>
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<tr>
<td>Median Age (2011-2015)</td>
<td>41</td>
<td>40</td>
<td>40</td>
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<tr>
<td>Households (2011-2015)</td>
<td>6,954</td>
<td>326,028</td>
<td>1,352,583</td>
</tr>
<tr>
<td>Med. HH Inc. (2011-2015)</td>
<td>$43,305</td>
<td>$61,640</td>
<td>$70,331</td>
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</table>

### Race/Ethnicity (2011-2015)

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>Town</th>
<th>County</th>
<th>State</th>
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</thead>
<tbody>
<tr>
<td>White Alone, Non-Hispanic</td>
<td>12,491</td>
<td>563,977</td>
<td>2,487,119</td>
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<tr>
<td>Black Alone, Non-Hispanic</td>
<td>1,861</td>
<td>110,719</td>
<td>370,501</td>
</tr>
<tr>
<td>Asian</td>
<td>644</td>
<td>33,587</td>
<td>150,670</td>
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<tr>
<td>Native American</td>
<td>0</td>
<td>1,785</td>
<td>8,908</td>
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<tr>
<td>Other/Multi-Race</td>
<td>1,437</td>
<td>69,215</td>
<td>283,800</td>
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<tr>
<td>Hispanic (Any Race)</td>
<td>4,083</td>
<td>141,282</td>
<td>526,508</td>
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### Education Attainment (2011-2015)

<table>
<thead>
<tr>
<th>Education Level</th>
<th>Town</th>
<th>County</th>
<th>State</th>
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</thead>
<tbody>
<tr>
<td>High School Graduate</td>
<td>5,922</td>
<td>46%</td>
<td>673,973</td>
</tr>
<tr>
<td>Associates Degree</td>
<td>912</td>
<td>7%</td>
<td>183,289</td>
</tr>
<tr>
<td>Bachelors or Higher</td>
<td>2,100</td>
<td>16%</td>
<td>925,607</td>
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</table>

### Age Distribution (2011-2015)

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Total</th>
<th>5-14</th>
<th>15-24</th>
<th>25-44</th>
<th>45-64</th>
<th>65+</th>
</tr>
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<tbody>
<tr>
<td>Town</td>
<td>957</td>
<td>5%</td>
<td>14%</td>
<td>13%</td>
<td>14%</td>
<td>15%</td>
</tr>
<tr>
<td>County</td>
<td>46,057</td>
<td>5%</td>
<td>12%</td>
<td>14%</td>
<td>25%</td>
<td>15%</td>
</tr>
<tr>
<td>State</td>
<td>191,445</td>
<td>5%</td>
<td>12%</td>
<td>14%</td>
<td>25%</td>
<td>15%</td>
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</table>

## Economics

### Business Profile (2015)

<table>
<thead>
<tr>
<th>Sector</th>
<th>Units</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total - All Industries</td>
<td>330</td>
<td>3,399</td>
</tr>
<tr>
<td>23 - Construction</td>
<td>32</td>
<td>115</td>
</tr>
<tr>
<td>31-33 - Manufacturing</td>
<td>20</td>
<td>330</td>
</tr>
<tr>
<td>44-45 - Retail Trade</td>
<td>44</td>
<td>754</td>
</tr>
<tr>
<td>62 - Health Care and Social Assistance</td>
<td>35</td>
<td>469</td>
</tr>
<tr>
<td>72 - Accommodation and Food Services</td>
<td>28</td>
<td>376</td>
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<tr>
<td>Total Government</td>
<td>19</td>
<td>721</td>
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</table>

### Top Five Grand List (2015)

<table>
<thead>
<tr>
<th>Rank</th>
<th>Business Name</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>United Illuminating Co.</td>
<td>$12,416,090</td>
</tr>
<tr>
<td>2</td>
<td>Ansonia Shopping Center LLC</td>
<td>$8,601,000</td>
</tr>
<tr>
<td>3</td>
<td>Target Corporation</td>
<td>$8,249,960</td>
</tr>
<tr>
<td>4</td>
<td>Yankee Gas Services Co</td>
<td>$8,144,430</td>
</tr>
<tr>
<td>5</td>
<td>Ansonia E &amp; A LLC</td>
<td>$6,511,000</td>
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</tbody>
</table>

## Education

### 2016-2017 School Year

<table>
<thead>
<tr>
<th>School District</th>
<th>Grades</th>
<th>Enrollment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ansonia School District</td>
<td>PK-12</td>
<td>2,364</td>
</tr>
</tbody>
</table>

### Smarter Balanced Test Percent Above Goal (2015-2016)

<table>
<thead>
<tr>
<th>Grade</th>
<th>Town</th>
<th>State</th>
<th>Town</th>
<th>State</th>
<th>Town</th>
<th>State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Math</td>
<td>35.5%</td>
<td>52.8%</td>
<td>29.7%</td>
<td>47.9%</td>
<td>18.7%</td>
<td>40.3%</td>
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<tr>
<td>ELA</td>
<td>40.0%</td>
<td>53.9%</td>
<td>39.4%</td>
<td>55.5%</td>
<td>34.4%</td>
<td>55.5%</td>
</tr>
</tbody>
</table>

### Pre-K Enrollment (PSIS)

<table>
<thead>
<tr>
<th>School District</th>
<th>Enrollment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ansonia School District</td>
<td>101</td>
</tr>
</tbody>
</table>

### 4-Year Cohort Graduation Rate (2014-2015)

<table>
<thead>
<tr>
<th>Gender</th>
<th>All</th>
<th>Female</th>
<th>Male</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connecticut</td>
<td>87.2%</td>
<td>90.1%</td>
<td>84.4%</td>
</tr>
<tr>
<td>Ansonia School District</td>
<td>83.7%</td>
<td>86.5%</td>
<td>81.6%</td>
</tr>
</tbody>
</table>
Ansonia, Connecticut
CERC Town Profile 2017

Government

Government Form: Mayor - Council

Total Revenue (2015) $66,599,366  
Tax Revenue $34,134,309  
Non-tax Revenue $32,465,057  
Intergovernmental $27,853,347

Per Capita Tax (2015) $1,837  
As % of State Average 65.8%

Total Expenditures (2015) $63,610,501  
Education $37,029,834  
Other $26,580,667

Total Indebtedness (2015) $8,749,598  
As % of Expenditures 13.8%

Per Capita $464  
As % of State Average 19.1%

Annual Debt Service (2015) $7,868,338  
As % of Expenditures 12.4%

Per Capita $71,396

Moody's Bond Rating (2015) Aa3

Actual Mill Rate (2015) 38.61  
Equalized Mill Rate (2015) 25.73  
% of Net Grand List Com/Ind (2015) 10.5%

Housing/Real Estate

Housing Stock (2011-2015)

Total Units 7,408  
% Single Unit (2011-2015) 46.2%  
New Permits Auth (2015) 0  
As % Existing Units 0.0%  
Demolitions (2015) 0  
Home Sales (2013) 135

Median Price $216,500  
Built Pre-1950 share 48.0%  
Owner Occupied Dwellings 3,972

% of Total Dwellings 57.1%  
Subsidized Housing (2015) 1,159

Distribution of House Sales (2013)

Less than $100,000 23  
$100,000-$199,999 68  
$200,000-$299,999 41

$300,000-$399,999 2  
$400,000 or More 1

As % of Expenditures 13.8%

Per Capita $464  
As % of State Average 19.1%

Annual Debt Service (2015) $7,868,338  
As % of Expenditures 12.4%

Per Capita $71,396

Moody's Bond Rating (2015) Aa3

Actual Mill Rate (2015) 38.61  
Equalized Mill Rate (2015) 25.73  
% of Net Grand List Com/Ind (2015) 10.5%

Labor Force

Place of Residence (2015)

Labor Force 9,422  
Employed 8,655  
Unemployed 767

Unemployment Rate 8.1%  
Built Pre-1950 share 48.0%  
Owner Occupied Dwellings 3,972

% of Total Dwellings 57.1%  
Subsidized Housing (2015) 1,159

Place of Work (2015)

Units 330  
Total Employment 3,399

2012-’15 AAGR 25.2%  
Mfg Employment 330

Distance to Major Cities

Per 100,000 residents 2,095

Library (2016)

Circulation per Capita 2.51  
Internet Use per Visit 0.10

Families Receiving (2014)

Temporary Family Assistance (TFA) 120  
Supplemental Nutrition Assistance Program (SNAP) 1,600

Town Profiles Generated on 09/14/17 - Page 2

profiles.ctdata.org  
No representation or warranties, expressed or implied, are given regarding the accuracy of this information.
### Population, Age, & Race

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>19,035</td>
<td>18,554</td>
<td>3%</td>
<td>Householders living alone</td>
<td>29%</td>
</tr>
<tr>
<td>Households</td>
<td>6,954</td>
<td>7,507</td>
<td>-7%</td>
<td>Residents living in families</td>
<td>65%</td>
</tr>
<tr>
<td>Average household size</td>
<td>2.72</td>
<td>2.46</td>
<td>11%</td>
<td>Households with someone &lt;18</td>
<td>32%</td>
</tr>
<tr>
<td>Average family size</td>
<td>3.46</td>
<td>3.03</td>
<td>14%</td>
<td>Households with someone &gt; 65</td>
<td>29%</td>
</tr>
</tbody>
</table>

Median age for those living in Ansonia is 40.5 years old, 0.1 years older than CT’s median age of 40.4 years old.

### Race and Ethnicity: Ansonia

- **Hispanic or Latino (of any race):** 4,083 (21%)
- **White:** 12,491 (66%)
- **Black or African American:** 1,692 (9%)
- **American Indian and Alaska Native:** 0 (0%)
- **Asian:** 606 (3%)
- **Hawaiian and Other Pacific Islander:** 0 (0%)
- **Other/Multi-Race:** 163 (1%)

Source: 2011-15 American Community Survey

### Household Income

Ansonia’s annual median household income in 2015 was $43,305, 38% less than Connecticut’s median household income of $70,331. It is 30% less than New Haven County’s median household income of $61,640. Ansonia’s median household income ranks 162 (1=highest, 169=lowest) among CT’s 169 municipalities.

### Age Cohorts - 2015, 2030 Population Projections: Ansonia

Source: CT State Data Center

Ansonia is one of the 5 Connecticut municipalities projected to see a stagnant school-age population between 2020 and 2030. Many municipalities will see declines over 15%. Meanwhile the 65+ population for Ansonia is projected to increase by 17%.

### Connecticut is Becoming Increasingly Diverse

Between 2010 and 2015, the nonwhite population increased from 28% to 31%. In Ansonia, 66% of residents are white, while 34% are nonwhite.

### Median Household Income

**Ansonia:** $43,305
**New Haven County:** $61,640
**Connecticut:** $70,331

Source: 2011-15 American Community Survey
### Characteristics of Housing Stock

#### Tenure

<table>
<thead>
<tr>
<th></th>
<th>Ansonia</th>
<th>New Haven County</th>
<th>Connecticut</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>7,408</td>
<td>362,351</td>
<td>1,491,786</td>
</tr>
<tr>
<td>Owner-Occupied</td>
<td>3,972</td>
<td>204,886</td>
<td>906,227</td>
</tr>
<tr>
<td>Renter-Occupied</td>
<td>2,982</td>
<td>121,142</td>
<td>446,356</td>
</tr>
<tr>
<td>Vacant</td>
<td>454</td>
<td>36,323</td>
<td>139,203</td>
</tr>
</tbody>
</table>

*Source: 2011-15 American Community Survey*

Ansonia saw its number of housing units decrease by 7% from 2000 to 2015. Renters live in 40% of Ansonia’s housing stock, compared to 33% for New Haven County and 30% for Connecticut.

#### Units in Structure

Overall, 66% of CT’s occupied housing stock is comprised of single-family housing, while 33% is multifamily housing (2+ units in structure) and 1% is mobile homes.

In Ansonia, 52% of occupied homes are single-family, 48% are multifamily (2+ units in structure), and 0% are mobile homes. Renters live in 73% of Ansonia’s 3,364 multifamily homes, and owners occupy 86% of its 3,590 single-family homes.

#### Year Built

CT’s housing stock varies in age, with 22% built before 1939, 36% built from 1940 to 1969 and 42% built from 1970 on.

In Ansonia, 42% of the housing stock was built prior to 1939, 36% was built between 1940 and 1969 and the remaining 22% was built after 1970. Shifting demographics indicate that housing built from 1970 on may not meet the needs of CT’s current and future residents.

#### Bedrooms

A majority of homes in CT have 3 or more bedrooms, with 37% having 3 bedrooms and 22% having 4 or more. 42% of the homes in the state have 2 or fewer bedrooms.

Over 54% of homes in Ansonia have 3 or more bedrooms, while 46% have 2 or fewer bedrooms. Towns and cities that have larger homes with more bedrooms offer fewer housing options for younger workers or downsizing Baby Boomers.
**Affordability**

Across CT, 50% of renters and 32% of owners spend more than 30% of their income on housing. In Ansonia, 58% of renters spend more than 30% of their income on housing, while 45% of owners do the same. Households that spend more than 30% of their income on housing may have little left over for necessities such as transportation, food, health care, etc.

**Home Value**

The value of homes in Connecticut has risen significantly over the last 15 years, putting home ownership out of reach for many middle-class households. In Ansonia, 63% of homes were valued under $150,000 in 2000, compared to 12% now. The median home value in Ansonia is now $216,500, an increase of 55% since 2000.

**Gross Rent**

According to 2011-15 American Community Survey data, 55% of Ansonia’s 2,982 rental units have a gross rent over $1,000 per month and 21% have a gross rent under $750 per month.

**Housing Costs & Income**

**Owner Households: Ansonia**

The average homeowner household in Ansonia has a median income of $66,411.

**Renter Households: Ansonia**

In Connecticut, incomes among those who own their homes tend to be much higher than incomes for renter households. However, incomes for owners who no longer pay a mortgage also tend to be lower than for those paying a mortgage, as those no longer paying a mortgage may be retired and living on fixed incomes.

Source: 2011-2015 American Community Survey
Housing Wage

2017 Housing Wage: Ansonia

$24.90

Ansonia is included in the Milford-Ansonia-Seymour Metro Area.

Each year, the National Low Income Housing Coalition calculates the “housing wage,” the hourly wage needed for a household to afford a typical 2-bedroom apartment in metro areas throughout the United States.

Connecticut’s housing costs are typically high, ranking #8 in 2017 with a housing wage of $24.72.

Building Permits

Connecticut saw a sharp decline in building permits following the crash of the housing market in the mid-2000s. As the housing market slowly recovers, statewide building permits have increased by small amounts since 2011, with permits for multifamily units at levels not seen for a decade. Building permits issued, however, remain well below the levels seen in the 1980s and 1990s.

Grand List

Real Property Grand List Values, 2008-16: Ansonia

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Real Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>$1,044,922,695</td>
</tr>
<tr>
<td>2016</td>
<td>$762,708,132</td>
</tr>
</tbody>
</table>

% Change, 2008-16

-27%

Connecticut housing prices declined precipitously after the 2008 financial crisis and have not rebounded to pre-crisis levels, particularly in municipalities - 113 of 169 - where housing stock is dominated by single-family homes. Across the state, 152 municipalities have seen either no change in real property grand lists, or declines, forcing most to raise mill rates, reduce services, or both.

Source: CT Office of Policy and Management

Building Permits by Year, 1990-2016: Ansonia

Source: CT Department of Economic and Community Development

Housing Data Profiles are produced by the Partnership for Strong Communities.

For more details about the information presented or to use any of the graphics in the Housing Data Profiles, please contact: Charles Patton, Senior Policy Analyst, charles@pschousing.org.
Analysis of Housing Conditions

Key Stats

Population
19,035

Households
6,954

Projected Change in Population from 2020-2030
5-19 Year Olds: 0%
65+ Year Old: 17%

Median Household Income
All Households: $43,305
 Owners: $66,411
 Renters: $26,069

Housing Units
Total Units: 7,408
 Owner-Occupied: 54%
 Renter-Occupied: 40%
 Vacant: 6%

Single-Family/Multifamily
 Single Family: 52%
 Multifamily: 48%

Median Home Value
$216,500

Median Gross Rent
$1,057

Households Spending 30% or More on Housing
 All Households: 50%
 Owners: 45%
 Renters: 58%

Housing Built 1970 or Later
22%

2016 Affordable Housing Appeals List
 Assisted Units: 14%

% Change in Total Real Property, 2008-2016
-27%

Ansonia’s Housing Data Profile:
The Story Behind the Numbers

Ansonia, unlike most of Connecticut’s suburbs, has a median household income lower than that of Connecticut, modest-to-high housing costs, a better than average supply of units for teachers, nurses, electricians, firefighters and town workers, and a reasonable range of housing choices for Baby Boomers seeking to downsize and Millennials and young families seeking to move to town.

Housing remains expensive in Ansonia relative to the median household income. Statewide, 50% of renters and 32% of homeowners spend 30% or more of their household incomes on housing. In Ansonia, where the $43,305 median household income is lower than the statewide median of $70,331, 58% of the town’s renters and 45% of its homeowners spend 30% or more of their income on housing.

Ansonia is one of the few Connecticut municipalities that could see a stable school enrollment through 2030 because of a projected flat school-age (5-19) population from 2020 to 2030. At the same time, its population is getting much older, with a projected increase of 17% in the 65+ population from 2020 to 2030, potentially leading to the need for smaller, denser, more affordable homes closer to the town center, services and, if possible, transit connections.

Ansonia is among the third of Connecticut municipalities where single-family homes do not dominate its housing stock (52%) and there is substantial multifamily housing to offer (46% of the units are 0-2 bedrooms, compared to 42% statewide). Many towns in Connecticut built the bulk of their homes after 1970 to accommodate the needs of new Baby Boomer families then in their 20s. In Ansonia, only 22% of homes were built in 1970 or after.

Now in their 60s, those families are seeking more modest homes. But their attempts to sell are being met by few offers because few young families can afford to move to those towns, flattening median sales prices and stunting the growth of Grand Lists – the towns’ total value of real property – and thus property tax revenues needed to pay for increasingly expensive services. From 2008 through 2016 (latest OPM figures), 150 towns experienced negative growth in real property values, 2 had no growth and 7 had only slight growth of 2 percent or less. The total real property Grand List in Ansonia declined significantly by 27% from 2008 through 2016.

Across the state, 138 of the 169 municipalities have affordable homes totaling less than 10% of their housing stock. These are the kinds of homes increasingly sought by young professionals, families, town workers, downsizing Baby Boomers and others. In Ansonia, 14% of the homes are affordable, according to the state’s 2016 Affordable Housing Appeals List.
Data Sources & Notes

Page 1

- Populations, Age, & Race
  - DP-1 - Profile of General Demographic Characteristics: 2000, Census 2000 Summary File 1 (SF 1) 100-Percent Data
  - DP02 - Selected Social Characteristics In The United States, 2011-2015 American Community Survey 5-Year Estimates
  - DP05 - ACS Demographic And Housing Estimates, 2011-2015 American Community Survey 5-Year Estimates

- Note: Due to rounding throughout the profile, some results may not appear to correspond with the values in tables, charts and text.

- Age & Income
  - Median Household Income

- Aging of Population

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- Tenure, Units in Structure, Year Built, Bedrooms
  - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates

- Tenure note: Universe is all housing units. Total housing stock includes vacant units.

- Units in Structure notes: Multifamily includes all units with 2+ units in structure. Does not include boats, RVs, vans, etc. Universe is occupied housing units (does not include vacant units).

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- Affordability
  - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates, Note: Percent income spent on housing costs is not calculated for some households, noted in chart as “Not computed.”

- Home Value
  - B25075 - Value, Universe: Owner-occupied housing units, 2011-2015 American Community Survey 5-Year Estimates

- Gross Rent
  - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates

- Housing Costs & Income
  - Median Household Income by Tenure
  - Median Household Income for Owner-Occupied Households by Mortgage Status
  - Median Monthly Housing Costs by Mortgage Status, Median Gross Rent
    - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates, Note: Median Gross Rent data suppressed for some geographies by Census Bureau, reasons for suppression may vary.

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- Housing Wage
  - Out of Reach 2017, 2-Bedroom Housing Wage, National Low Income Housing Coalition

- Grand Lists
  - Total Grand Lists by Town, 2008 and 2014, CT Office of Policy and Management

- Building Permits
  - Connecticut New Housing Authorizations in 2016, Construction Report: Housing Production & Permits, CT Dept. of Economic and Community Development

- Affordable Housing Appeals List
  - 2016 Affordable Housing Appeals List, CT Dept. of Housing

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